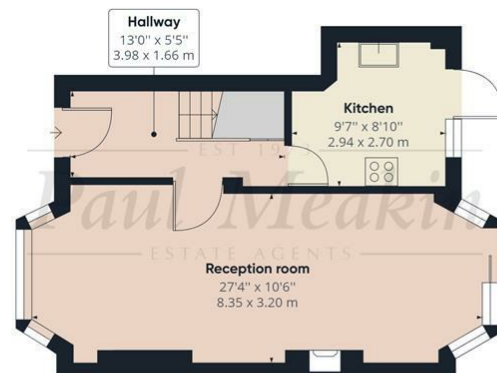




Ground Floor Building 1



Floor 1 Building 1



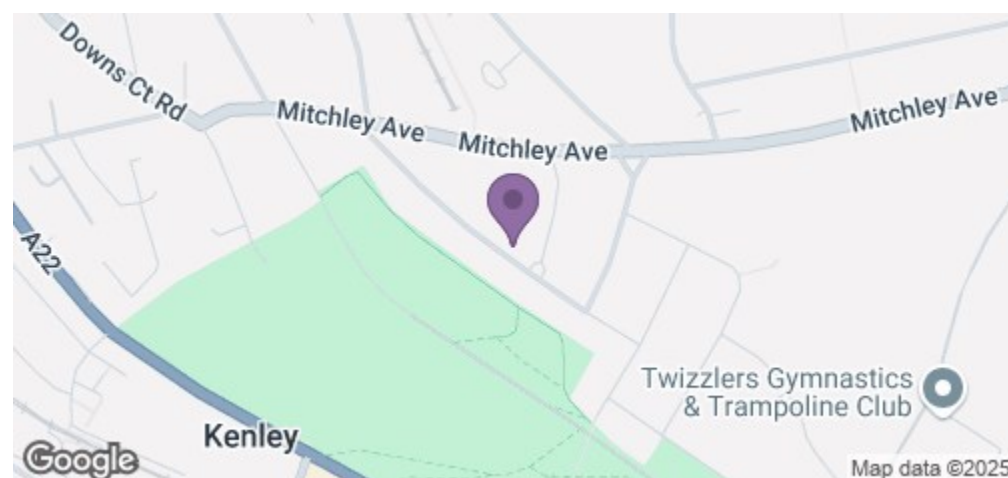
Approximate total area⁽¹⁾
844.02 ft²
78.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales	EU Directive 2002/91/EC	



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



EST 1973
Paul Meakin Guide Price £600,000 Ingleboro Drive, Purley, CR8 1ED
ESTATE AGENTS

A home with a wow view

Paul Meakin are delighted to market this stunning three bedroom semi detached family home situated in a popular residential road close to Riddlesdown collegiate. The property offers scope to extend STPP (permission had previously been granted). Internally this home offers bright and spacious living / dining space enjoying the outlook and direct access to the rear garden, a refitted kitchen which has maximised every inch of space, three bedrooms to the first floor with fantastic views across Riddlesdown from bedroom two, plus a refitted and designed family bathroom, off street parking is provided via the driveway plus a garage.

Situated in an ever popular residential locality, moments from extensive countryside, close to Riddlesdown Collegiate and with Riddlesdown, Kenley and Purley stations all within easy access. Purley town centre and train station are a short distance away along with a selection of local shops, tennis and golf clubs.

Your earliest viewing is advised to appreciate location, presentation and size.

Sellers comments:

"We moved to this property a few years ago due to the local area and the outstanding views of Riddlesdown from the rear. In our ownership, we have modernised the house, and it benefits having a new boiler installed in Jan 2022 along with Cat6 ethernet cabling in all rooms."

- Stunning family home
- Three bedrooms
- Scope to extend (STPP)
- Refitted Kitchen
- Chain complete
- Refitted bathroom
- Great views to the rear
- Close to Riddlesdown Collegiate
- Viewing Advised

Entrance Hall
13' x 5'5 (3.96m x 1.65m)

Lounge / Dining
27'4 x 10'6 (8.33m x 3.20m)

Kitchen
9'7 x 8'10 (2.92m x 2.69m)

Landing
7'6 x 3'4 (2.29m x 1.02m)

Bedroom
15' x 10'7 (4.57m x 3.23m)

Bedroom
12'9 x 10'9 (3.89m x 3.05m/2.74m)

Bedroom
8'1 x 5'11 (2.46m x 1.80m)

Bathroom
8'8 x 6'6 (2.64m x 1.98m)

Garage

Garden

Driveway

