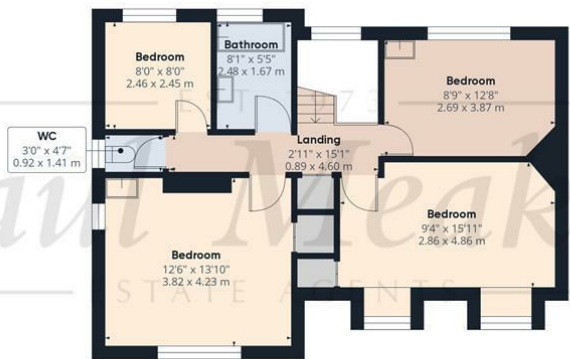


Ground Floor



Floor 1

EST 1973
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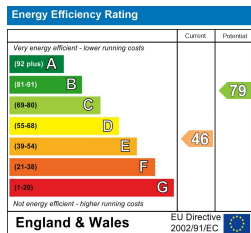
Approximate total area[®]
1443.11 ft²
134.07 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



TAX BAND: F

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
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£775,000 Riddlesdown Avenue, Purley, CR8 1JG



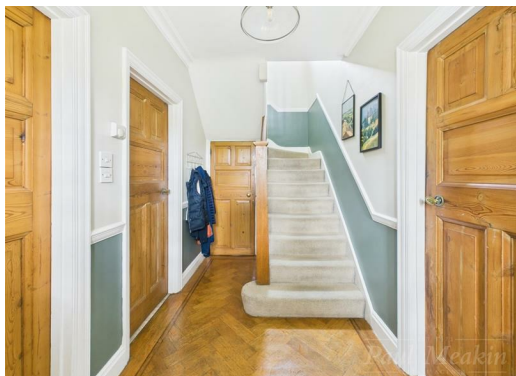
Nestled on the charming Riddlesdown Avenue in Purley, this delightful 1920s double fronted semi-detached family home offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for growing families seeking both comfort and convenience.

As you enter, you are greeted by two separate reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen breakfast room has been thoughtfully refitted, making it a wonderful hub for family gatherings. The utility area adds practicality to daily life, while the stunning original features, including exquisite stained glass windows, enhance the home's unique charm.

One of the standout features of this property is the fabulous views across the London skyline, which can be enjoyed from various vantage points from the front of the home. There is also significant potential for extension, subject to planning permission, allowing you to tailor the space to your family's needs, whether through a rear extension or a loft conversion.

The beautifully landscaped front and rear gardens offer a serene outdoor space, perfect for entertaining family and friends or simply enjoying a quiet moment in nature. Off-street parking is conveniently located to the rear, accessible from Riddlesdown Road.

Situated close to Riddlesdown train station and Riddlesdown Collegiate, this home is ideally located for families. Local amenities, including schools, Purley town centre, golf clubs, and Riddlesdown Common, are all within easy reach, making this property a fantastic choice for those seeking a vibrant community atmosphere. This well-maintained home is ready for you to move in and start creating lasting memories.



- 1920's Four bedroom family home
- Double fronted semi detached
- Stunning skyline views
- Two separate reception rooms
- Refitted Kitchen
- Downstairs cloakroom
- Scope to extend STPP
- Landscaped front and rear gardens
- Off street parking to the rear



Hallway
11'10 x 5'11 (3.61m x 1.80m)
Living Room
17'10 x 12'10 (5.44m x 3.91m)
Dining Room
14'1 x 12'6 (4.29m x 3.81m)
Kitchen
13'10 x 11'3 (4.22m x 3.43m)
Utility
12' x 4'7 (3.66m x 1.40m)
Sunroom
10'10 x 8'8 (3.30m x 2.64m)
WC



Landing
15'1 x 2'11 (4.60m x 0.89m)
Bedroom
15'11 x 9'4 (4.85m x 2.84m)
Bedroom
13'10x 12'6 (4.22mx 3.81m)
Bedroom
12'8 x 8'9 (3.86m x 2.67m)
Bedroom
8' x 8' (2.44m x 2.44m)
Bathroom
8'1 x 5'5 (2.46m x 1.65m)
Garden
Garage / Workshop
Off street parking to rear

