



16 Famet Close
Purley, CR8 2DX

Offers Over £510,000



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Nestled on a sought-after residential no through road, just moments from the beautiful Riddlesdown Common, this well-loved 3-bedroom semi-detached home is ideal for families seeking comfort and convenience in a friendly neighbourhood.

As you enter, you're greeted by a double-glazed porch that leads into a welcoming, spacious hallway, complete with a convenient downstairs W/C. The ground floor boasts an open-plan layout, seamlessly connecting the living room, dining room, and a well-appointed kitchen. This area flows into a lean-to utility room, offering additional practical space. Upstairs, you'll find three well-sized bedrooms, with the master featuring built-in wardrobes. The family bathroom is equipped with a four-piece suite, perfect for relaxing after a long day.

The property features a tiered garden with a desirable southerly aspect. It includes a patio area, a lawn, and a lower-level tier that offers a blank canvas for your landscaping ideas. Side access adds to the convenience, and there's off-road parking available at the front.

Set in a quiet cul-de-sac, the home is within easy reach of reputable schools like Riddlesdown Collegiate, making it a great choice for families. For commuters, the mainline stations at Purley, Riddlesdown, and Kenley are all nearby, ensuring a quick and easy journey into the city.





Porch
1'9" x 6'0" (0.55m x 1.83m)

Entrance Hall
13'5" x 5'10" (4.11m x 1.8m)

Living Room
25'0" x 12'2" (7.63m x 3.72m)

Kitchen
8'8" x 7'7" (2.66m x 2.33m)

Utility Room
21'6" x 4'1" (6.57m x 1.27m)

WC
4'11" x 2'5" (1.52m x 0.76m)

Landing
7'2" x 4'2" (2.19m x 1.28m)

Bedroom
12'7" x 11'2" (3.84m x 3.42m)

3.7m x 3.41m

Bedroom
7'11" x 7'0" (2.43m x 2.14m)

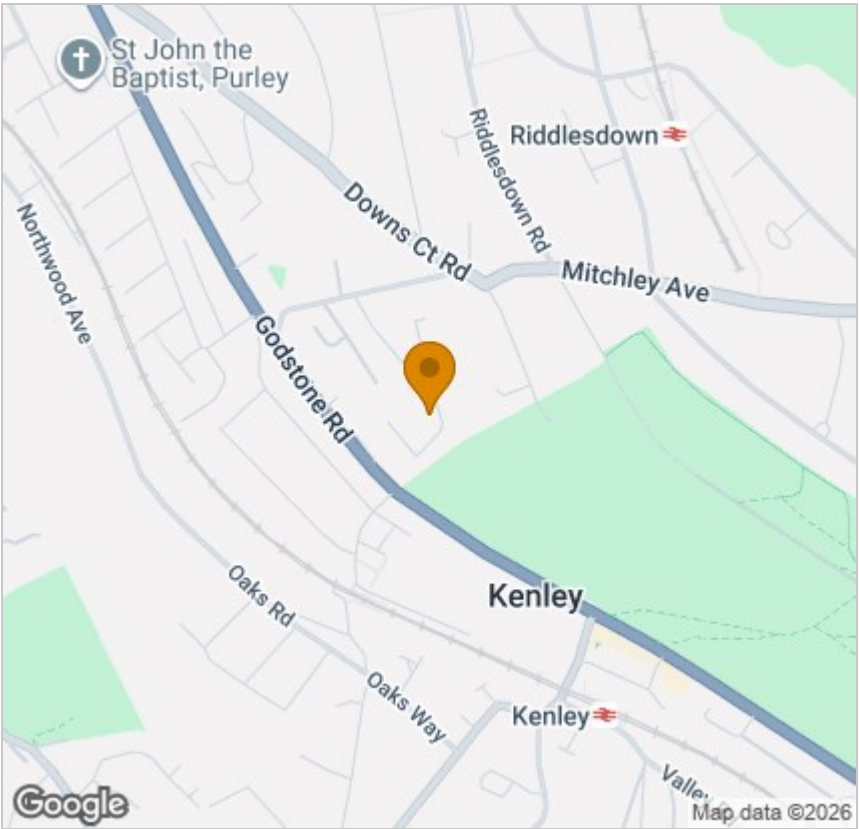
Bathroom
8'10" x 7'1" (2.71m x 2.17m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

