EST 1973
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Entrance Hall

Living Room
12'3 x 13'6 (3.73m x 4.11m)

Kitchen
12'9 x 13'9 (3.89m x 4.19m)

Dining/Living Area
18'3 x 6'1 (5.56m x 1.85m)

W.C

Utility Room
5'9 x 9'1 (1.75m x 2.77m)

Landing

Bedroom One
11'3 x 13'6 (3.43m x 4.11m)

Bedroom Two
10'2 x 12'11 (3.10m x 3.94m)

Bedroom Three
7'2 x 7'10 (2.18m x 2.39m)

Bathroom

Separate W.C

Garden

Large Garage
13'6 x 18'6 (4.11m x 5.64m)

TAX BAND: D

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

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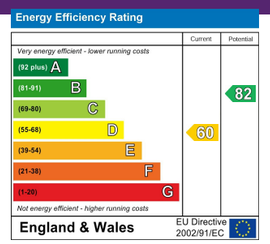
£540,000 Famet Avenue, Purley, CR8 2DN



Situated in a cul de sac location on Famet Avenue, this delightful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, it is an ideal home for families or those seeking extra space. The property boasts a living room, which features far-reaching views, creating a serene atmosphere for relaxation.

The heart of the home is undoubtedly the impressive open plan kitchen/ dining area, designed to cater to both everyday living and special occasions. This space is complemented by a convenient utility room and a downstairs W.C., ensuring practicality for busy households. The family bathroom is thoughtfully designed, featuring both a bath and a shower cubicle, providing flexibility for all family members.

Outside, the tiered rear garden offers a lovely outdoor retreat, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, there is direct access to a large garage, providing ample storage or potential for a workshop space.

This property is not just a house; it is a welcoming home that promises comfort and convenience in a sought-after location. With its blend of modern amenities and charming features, it is a must-see for anyone looking to settle within a central location with good access to mainline stations at Purley & Kenley along with a good variety of schools and amenities.

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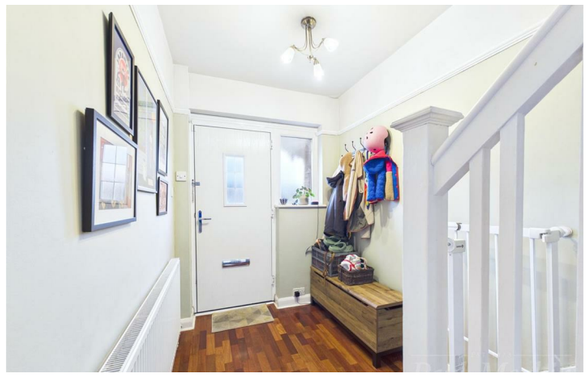
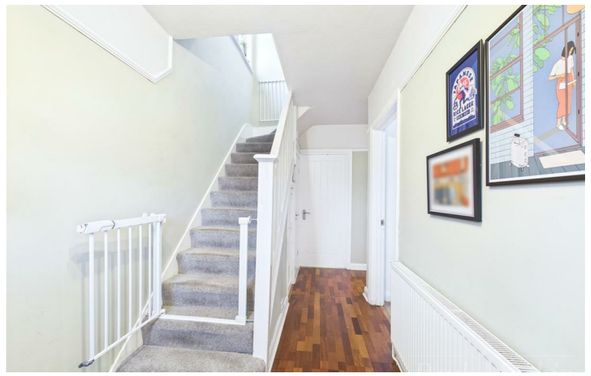

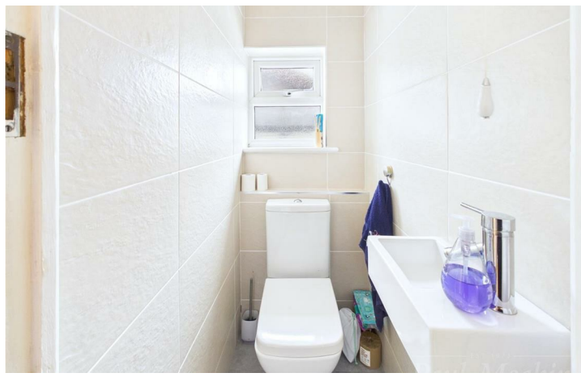

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