



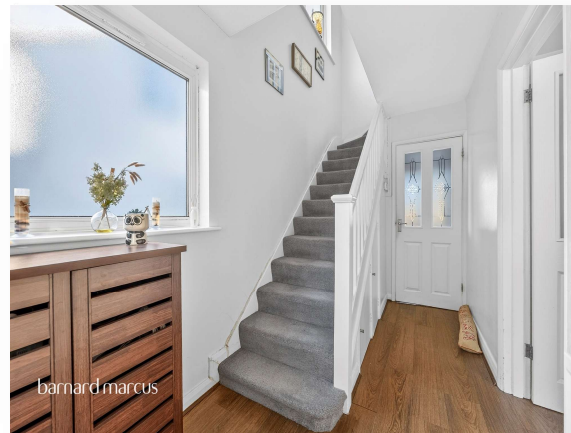
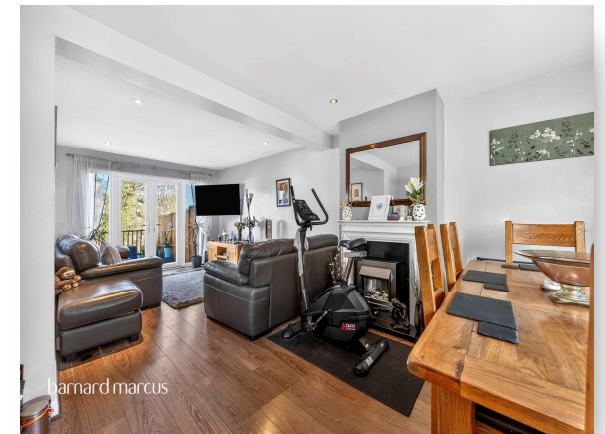
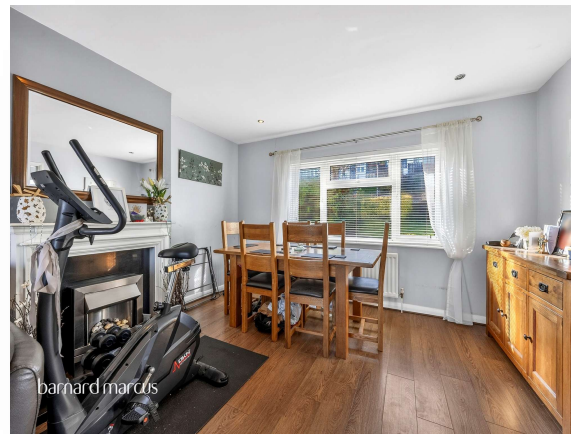
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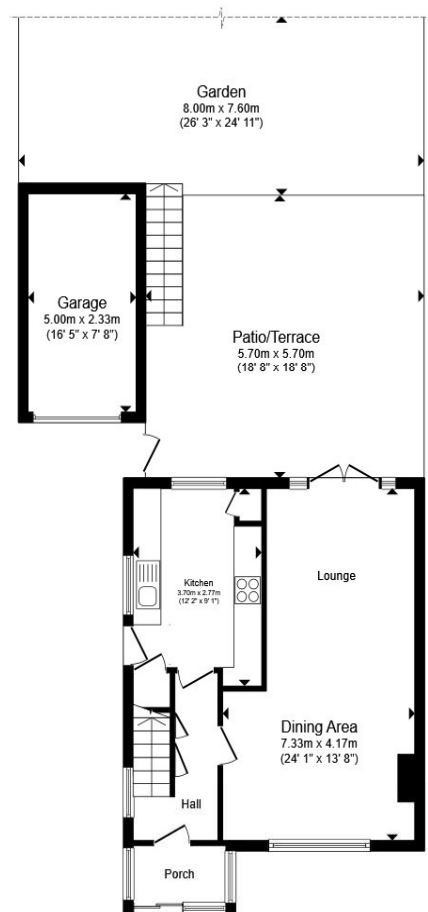
**Northwood Avenue, Purley CR8 2EQ**

**welcome to**  
**Northwood Avenue, Purley**

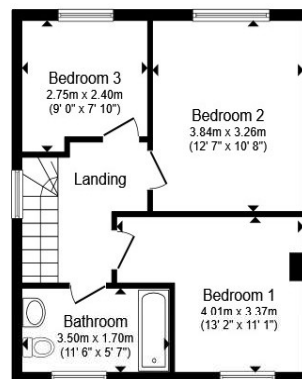
\*\*\*GUIDE PRICE £500,000-£525,000\*\*\*

Spacious semi-detached family home in a sought-after Purley location, offering bright, generous living space, a private garden and excellent potential!

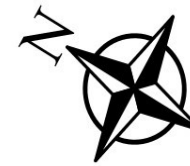




**Ground Floor**



**First Floor**



This well-presented semi-detached home offers comfortable and versatile living space ideal for families or those looking to upsize. The property features three well-proportioned bedrooms served by a family bathroom, along with a generous lounge/diner that provides an excellent setting for both everyday living and entertaining. A separate kitchen offers practical workspace and storage, while to the rear the home opens onto a patio/terrace leading to a decked garden, creating a low-maintenance outdoor space perfect for relaxing or socialising. The addition of a garage further enhances the practicality of the property, providing secure parking or valuable storage.

Situated on Northwood Avenue, the property enjoys a peaceful residential setting while remaining highly convenient. The area is well regarded for its sense of community and proximity to a range of local amenities, including shops, cafes and supermarkets. Excellent transport links are close by, with nearby Purley station offering regular services into central London and the South coast, making it ideal for commuters and family trips. Families will appreciate the selection of well-rated schools in the surrounding area, as well as easy access to open green spaces such as local parks and countryside walks, providing a balance of suburban calm and everyday convenience.

Total floor area 98.8 m<sup>2</sup> (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**welcome to**

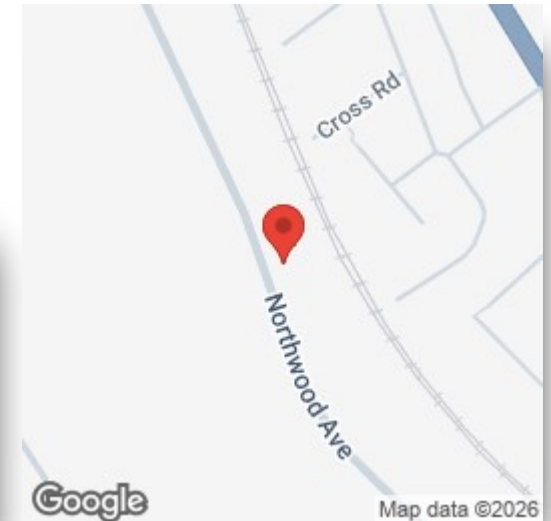
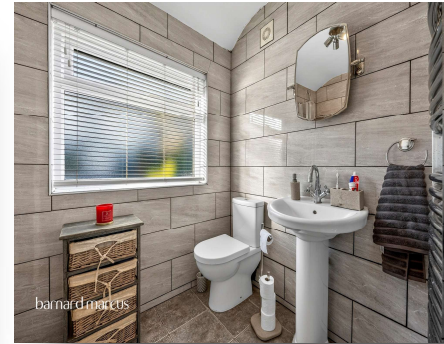
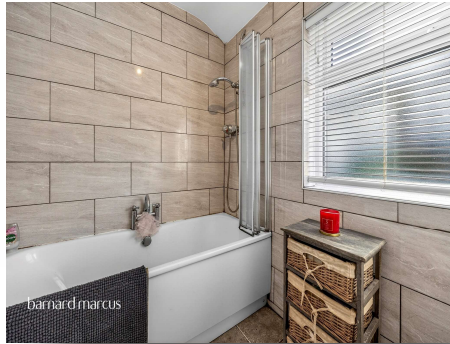
## **Northwood Avenue, Purley**

- Semi-detached Three Bed House
- GUIDE PRICE £500,000-£525,000
- Family Bathroom
- Generous Lounge/Diner
- Separate Kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107833](https://barnardmarcus.co.uk/Property/SAN107833)



Property Ref:  
SAN107833 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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