



Pollard Machin
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37 Purley Vale, Purley, Surrey, CR8 2DU

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Guide Price £400,000

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Situated in a convenient residential location in Purley, this three-bedroom terraced home offers spacious accommodation arranged over two floors and presents an excellent opportunity for first-time buyers, families or investors looking to add value. EPC Rating D. Council Tax Band D.

The ground floor features a welcoming entrance hall leading to a bright reception room which flows through to a separate dining room, creating an excellent space for both everyday living and entertaining. To the rear, the fitted kitchen provides access to the garden and offers scope for modernisation and personalisation.

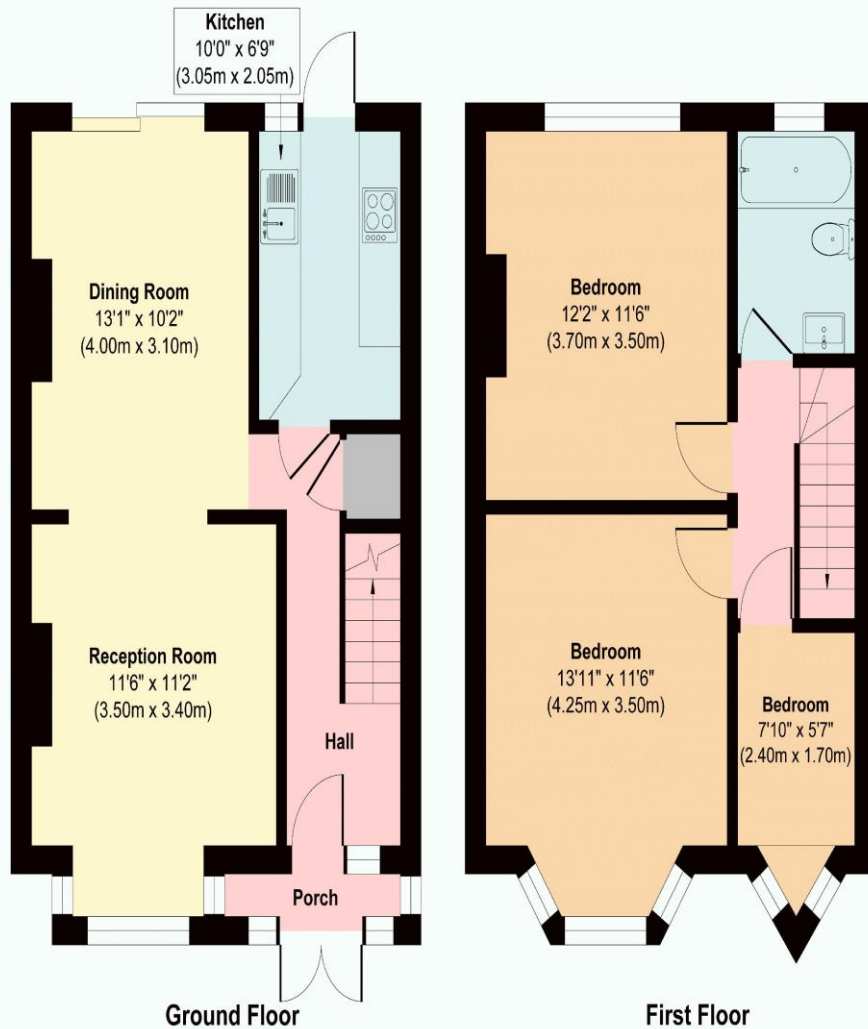
On the first floor, there are three bedrooms, including two generous double bedrooms and a third single bedroom, ideal as a nursery, home office or guest room. A family bathroom completes the accommodation.

Further benefits include double glazing, gas central heating and a private rear garden. Offered to the market with ****no onward chain****, the property provides a straightforward purchase opportunity for buyers looking to move quickly.

Purley Vale enjoys excellent transport connections with nearby stations providing regular services into Central London, while local shops, schools, parks and amenities are all within easy reach.

Early viewing is highly recommended to appreciate the space and potential on offer.





Purley Vale, Purley, CR8

Approx. Gross Internal Area 924 sq. ft / 85.90 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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