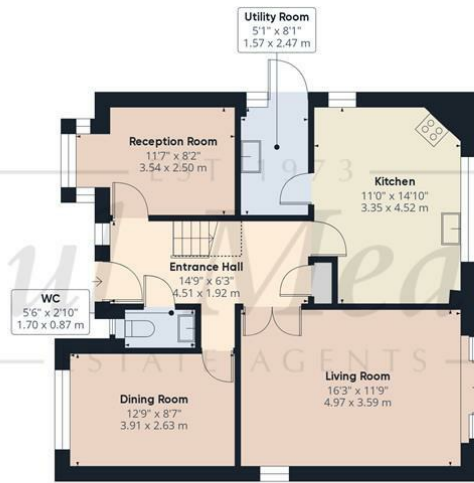




Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1402.46 ft<sup>2</sup>  
130.29 m<sup>2</sup>

Reduced headroom

11.83 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

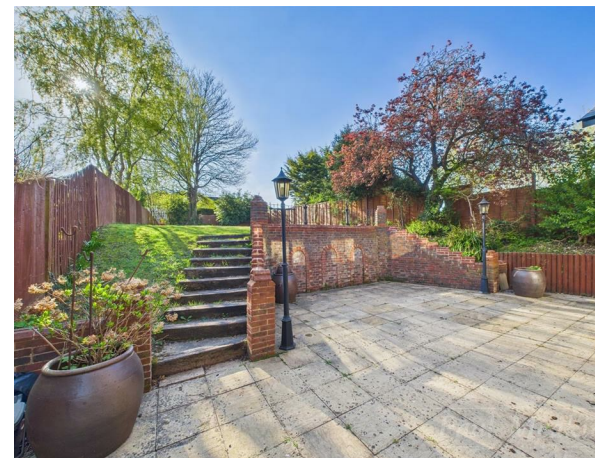
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Price Range £750,000 Purley Bury Avenue, Purley, CR8 1JD



PRICE RANGE £750,000 - £775,000

Nestled in the tranquil and picturesque Purley Bury Avenue, this charming four-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning just over 1,400 square feet, the property boasts spacious living areas that are ideal for both relaxation and entertaining.

As you enter, you will find three inviting reception rooms that provide ample space for family gatherings or quiet evenings in. The well-appointed kitchen is designed for practicality, making meal preparation a delight. With three bathrooms, including en-suite facilities, the home ensures that family life runs smoothly, catering to the needs of a busy household.

The property is situated on a quiet, tree-lined road, providing a serene environment while still being within easy reach of local amenities. A short walk will take you to both Purley and Riddlesdown Stations, making commuting a breeze. Families will appreciate being within the catchment area for Riddlesdown Collegiate, a well-regarded school.

Additional features include convenient street parking and a double garage, offering further practicality for family living. This chain-free home presents an excellent opportunity for those seeking a spacious and well-located residence in Purley. Whether you are looking to settle down or invest, this property is sure to meet your needs.

Please note that some rooms in this property have been virtually staged. The furnishings and décor shown are for illustrative and



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| A                                           |  |         |           |
| B                                           |  |         |           |
| C                                           |  |         |           |
| D                                           |  |         |           |
| E                                           |  |         |           |
| F                                           |  |         |           |
| G                                           |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |

TAX BAND: G

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



- Four bedroom detached family home
- Chain free
- Over 1400 sq ft located in desirable residential road
- Three reception rooms
- Utility room and downstairs WC
- Ensuite to primary bedroom
- Double Garage
- Large rear garden
- Within the catchment area of Riddlesdown Collegiate
- Walking distance to Purley and Riddlesdown Stations



- Hallway**  
14'9" x 6'3" (4.51 x 1.92)

**Kitchen**  
10'11" x 14'9" (3.35 x 4.52)

**Dining Room**  
12'9" x 8'7" (3.91 x 2.63)

**Living room**  
16'3" x 11'9" (4.97 x 3.59)

**Utility room**  
5'1" x 8'1" (1.57 x 2.47)

**Reception Room**  
11'7" x 8'2" (3.54 x 2.50)

**Bedroom One**  
14'0" x 11'3" (4.27 x 3.45)

**Bedroom Two**  
15'3" x 8'8" (4.66 x 2.66)

**Bedroom Three**  
13'2" x 8'5" (4.03 x 2.57)

**Bedroom Four**  
10'7" x 8'4" (3.24 x 2.55)
- Landing**  
7'6" x 10'11" (2.31 x 3.33)

**Ensuite**  
5'4" x 6'9" (1.63 x 2.06)

**Bathroom**  
8'0" x 6'2" (2.45 x 1.88)

**Garden**

**Garage**

