



Riddlesdown Road, Purley CR8 1DG

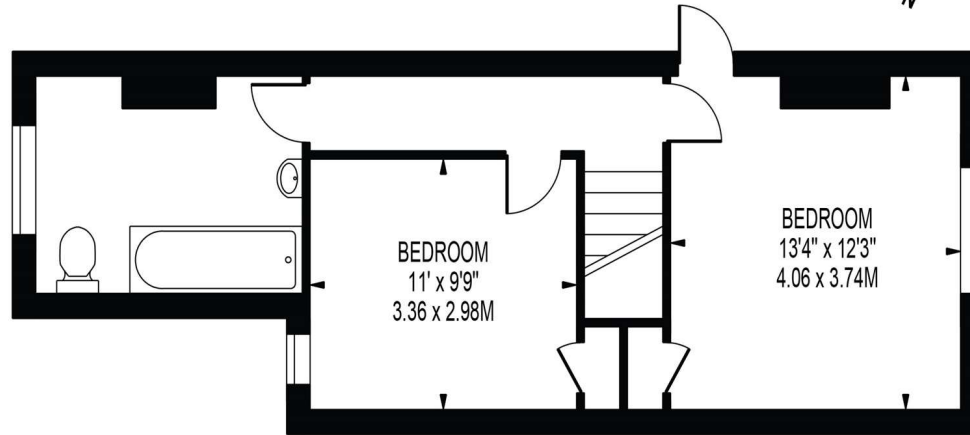
welcome to
Riddlesdown Road, Purley

This property has generous living space plus a private patio garden. No chain.

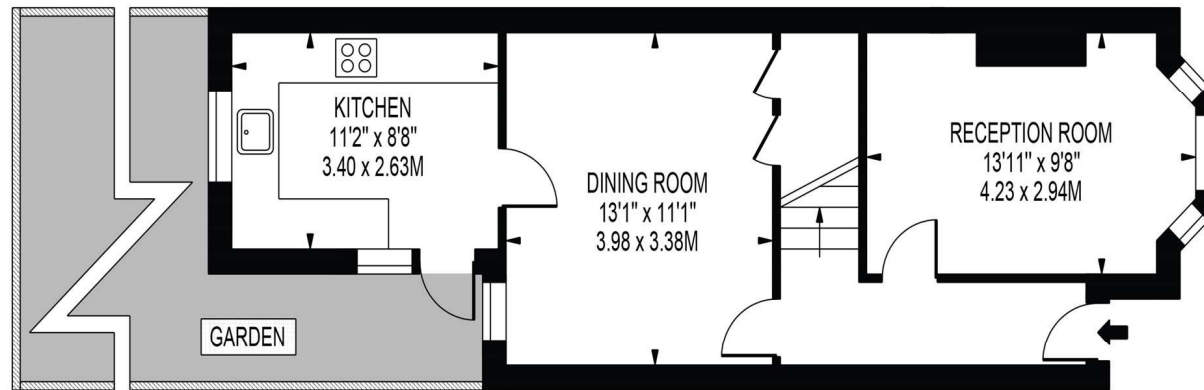


RIDDLEDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 909 SQ FT - 84.41 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This mid-terraced home presents a fantastic opportunity for buyers looking to put their own stamp on a property. Offering two generously sized double bedrooms and a large family bathroom, the house provides comfortable living space across two floors. The ground floor features two well-proportioned reception rooms, offering flexibility for living and dining arrangements, along with a separate kitchen that leads out to a private patio garden - perfect for outdoor entertaining or quiet relaxation. While the property needs modernisation, it holds significant potential for improvement and personalisation. Situated on Riddlesdown Road, this home benefits from a residential setting within the leafy suburb of Purley. The area is well-regarded for its excellent schools, including Riddlesdown Collegiate, and is ideal for families and commuters alike. Purley Oaks Station is just a short walk away, providing direct rail links to London Victoria and London Bridge, making daily commutes into the city fast and convenient. The local area also boasts a range of amenities, including parks, shops, and cafes, with Purley town centre and the green spaces. This property offers not only a great location but also the potential to create a stylish and comfortable family home.

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

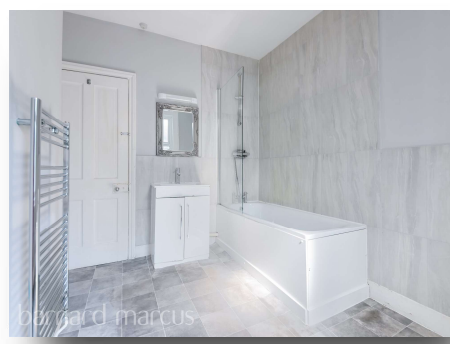
Riddlesdown Road, Purley

- Mid-Terrace House
- Two Double Bedrooms
- Large Bathroom
- Two Receptions Rooms
- Separate Kitchen

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

Price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107687



Property Ref:
SAN107687 - 0007

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.

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