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MARRIOTT VERNON
ESTATE AGENTS

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MARRIOTT VERNON
FOR SALE
0208 657 7778

33 Grasmere Road, Purley, CR8 1DY

Guide price £500,000



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Guide Price £500,000 - £525,000

Marriott Vernon present to the market this well proportioned three bedroom semi detached house with driveway providing off street parking, garage and long (80ft) garden with summerhouse to rear, conveniently situated in a convenient residential road in Purley. The property offers bright, well planned accommodation with some additional scope to modernise and upgrade as desired. Features include two reception rooms, well equipped kitchen, upstairs bathroom, gas central heating and double glazing.

Accommodation comprises entrance porch opening into the hallway, with stairs rising to the first floor, leading into the bright front aspect reception room with attractive bay window to front and space for relaxing and entertaining. A further reception/dining room opens to the rear onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances.

To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom with white three piece suite.

The property is located within just a short walk of Purley station, as well as numerous regular bus routes providing connections into Central London and to the surrounding area. The centre of Purley itself is close-by, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools including Cumnor House, Thomas Moore and John Fisher, as well as beautiful open spaces within easy reach.

Viewings are highly recommended.



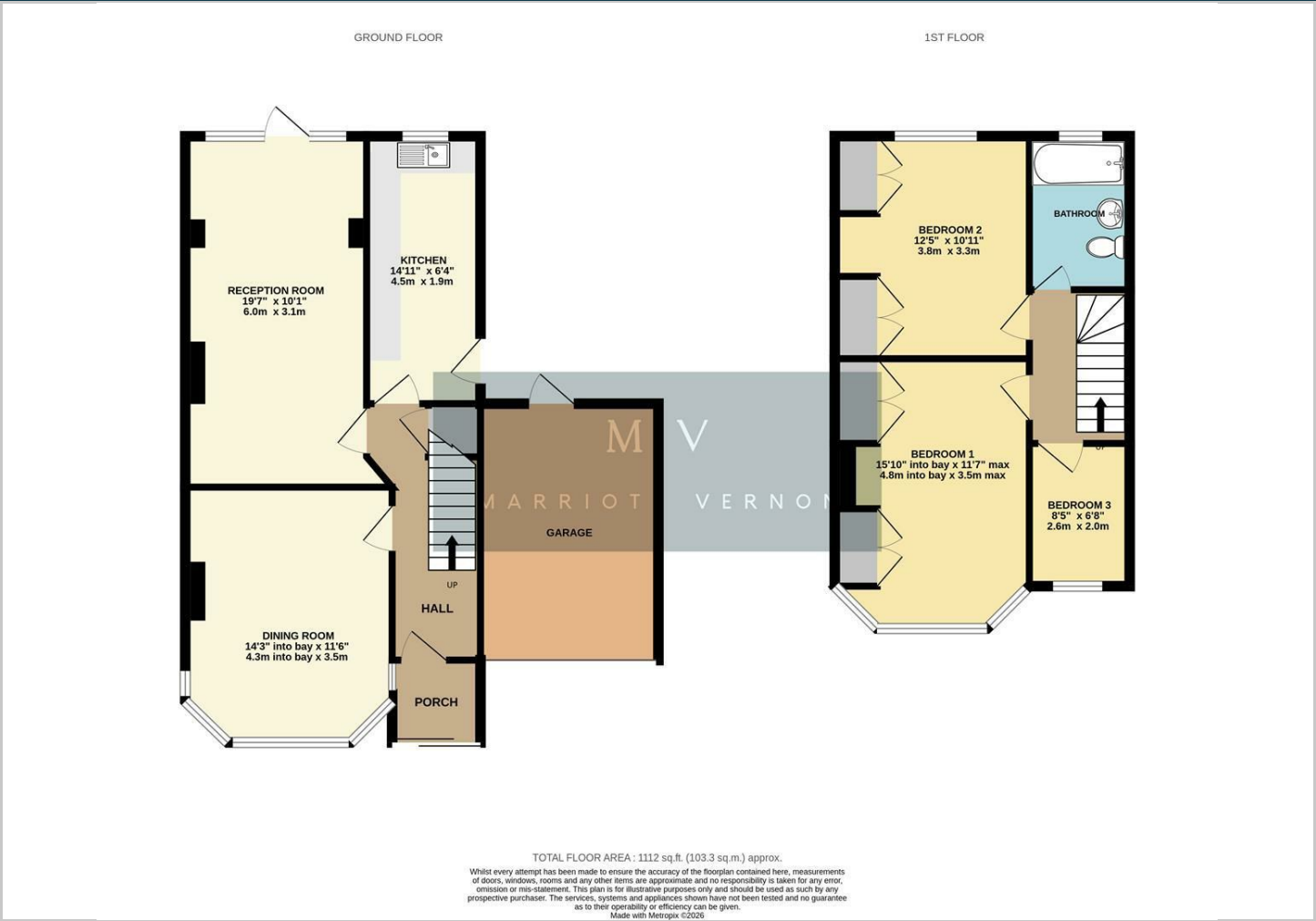




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Floor Plans



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC