

FOLKLANDS



RIDDLEDOWN ROAD, PURLEY  
GUIDE PRICE £650,000

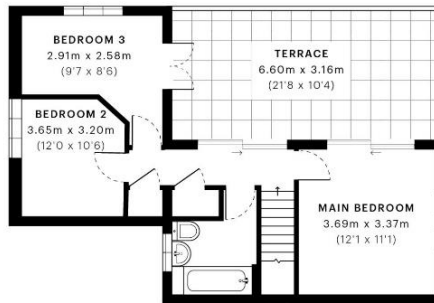




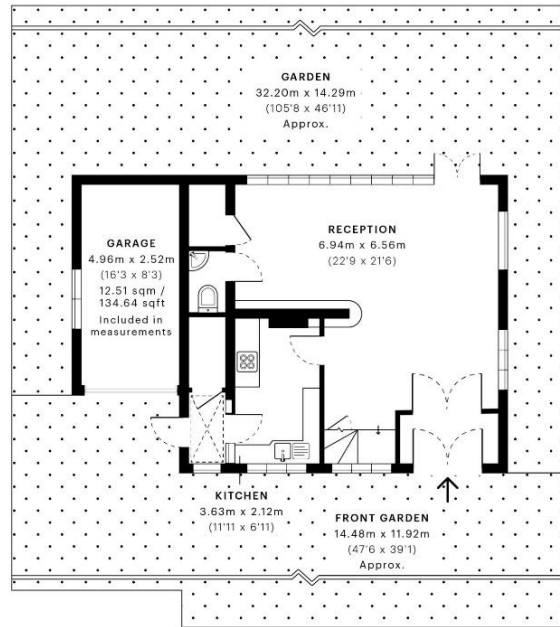








— First Floor



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**108.00 sqm / 1162.50 sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head height  
**87.40 sqm / 940.77 sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**20.21 sqm / 217.54 sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
**0.00 sqm / 0.00 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 126.00 sqm / 1356.25 sqft  
IPMS 3C RESIDENTIAL 120.17 sqm / 1293.50 sqft

SPEC ID: 61b23d6e412ac40dd0599607

- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ OFF ROAD PARKING & GARAGE
- ❖ SET BACK FROM THE ROAD
- ❖ LARGE REAR GARDEN & ROOF TERRACE
- ❖ PANORAMIC VIEWS OF LONDON
- ❖ SCOPE TO FULLY REFURBISH & EXTEND (STPP)
- ❖ 0.2 MILES FROM RIDDLESDOWN TRAIN STATION
- ❖ EXCELLENT LOCAL SCHOOLS
- ❖ EPC EER G

**\*\* Chain Free \*\* Renovation Required \*\*** A distinctive three bedroom detached house, built in the late 1930's to an Art-Deco design, situated within this highly desirable residential area, conveniently located 0.2 miles from Riddlesdown train station and nearby the 412 & 612 bus routes.

Set back from the road, this bright & airy home sits within a sizeable plot, with a large front garden & driveway, and rear garden that extends over 100' in length. With an elevated position, the property boasts far reaching views over Purley Downs golf course and beyond to central London & Canary Wharf. Whilst requiring modernisation, the property offers excellent opportunity to be extended and remodelled (STPP).

The accommodation comprises three bedrooms, a family bathroom, a large first floor roof-terrace, an entrance-lobby, a particularly spacious living room with feature fireplace & porthole window, a downstairs WC, a separate kitchen, and a 16'3 x 8'3 garage. Externally, the back door from the living room steps out onto a full-length balcony with steps down onto the mature rear garden, and there is side access to both sides of the house.

Furthermore, this property sits moments from the open green spaces of Riddlesdown common, and nearby the Outstanding rated Harris primary academy Kenley & Riddlesdown collegiate secondary school. In our opinion this property would make a wonderful family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10   G	