

FOLKLANDS



DERWENT DRIVE, PURLEY

GUIDE PRICE £535,000

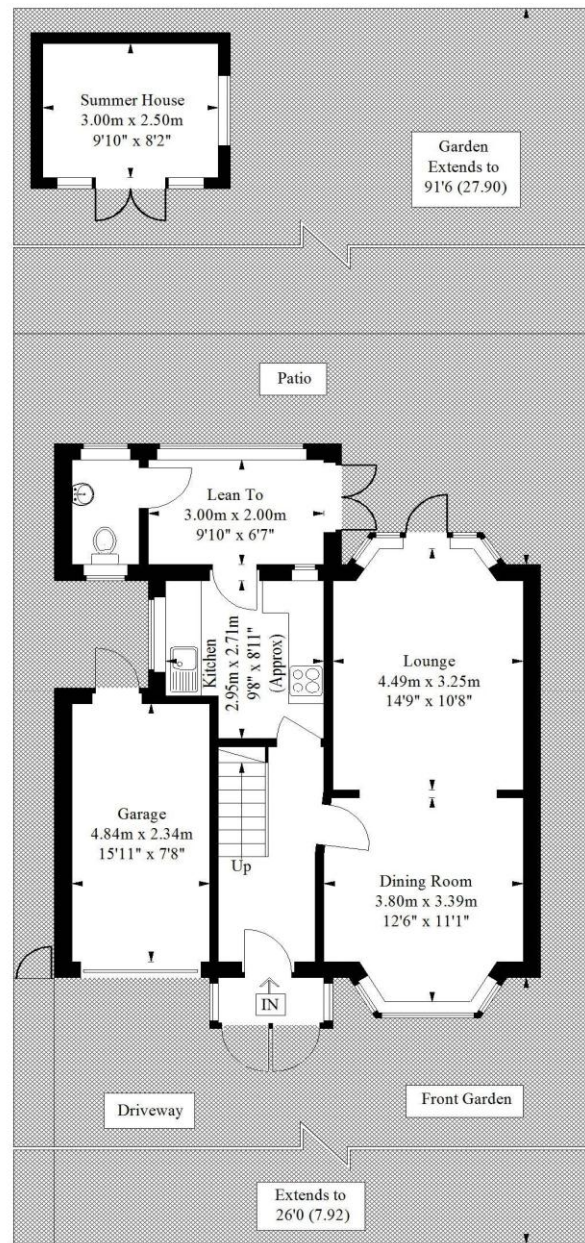








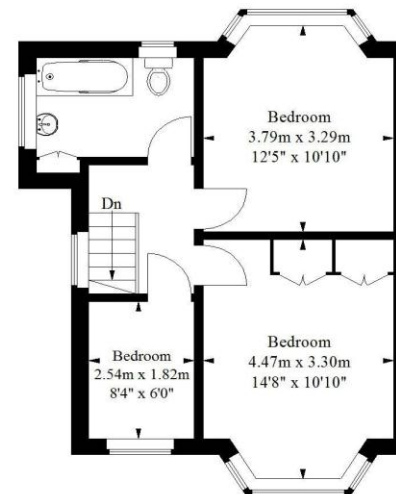
Derwent Drive, Riddlesdown



Side Access

Ground Floor = 54 sq m / 581 sq ft

Approximate Gross Internal Area
 95.5 sq m / 1028 sq ft
 Summer House = 7.5 sq m / 81 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 114.4 sq m / 1232 sq ft



First Floor = 41.5 sq m / 447 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2018 (ID 416913)

- ❖ EPC EER D
- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ 91' PRIVATE REAR GARDEN
- ❖ OFF ROAD PARKING & GARAGE
- ❖ A LARGELY FLAT PLOT
- ❖ MOMENTS FROM RIDDLESDOWN COMMON
- ❖ SCOPE TO RENOVATE
- ❖ 0.4 MILES FROM RIDDLESDOWN TRAIN STATION
- ❖ WITHIN THE 2017 CATCHMENT FOR BOTH ATWOOD & GRESHAM PRIMARY SCHOOLS
- ❖ MOMENTS FROM THE OUTSTANDING RATED RIDDLESDOWN COLLEGIATE (OFSTED)

A three bedroom detached house situated within this popular residential road on the edge of the countryside at Riddlesdown Common, conveniently located 0.4 miles from Riddlesdown train station which provides direct services to both London Victoria and London Bridge stations.

This spacious home boasts exception potential to renovate & develop with scope to extend both to the side and rear of the house. Whilst sitting on a largely flat plot the property also enjoys off road parking for 2-3 cars, a private garage and a 91' secluded rear garden.

The accommodation comprises two large double bedrooms, a single third bedroom, a three piece bathroom suite, ample loft storage, a bay fronted dining room, living room with patio doors, a fitted kitchen, and a down stairs WC & lean-to extension.

Furthermore, this property sits in the 2017 catchment for Atwood & Gresham primary school, and is moments from the highly regarded Riddlesdown Collegiate. In our opinion, this property has excellent potential and would suit a purchaser looking to make their own mark on a home.

