

FOLKLANDS



RIDDLEDOWN ROAD, PURLEY

GUIDE PRICE £565,000





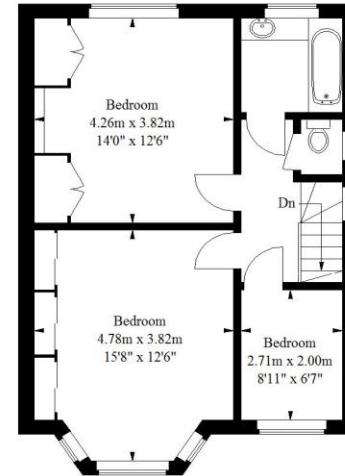
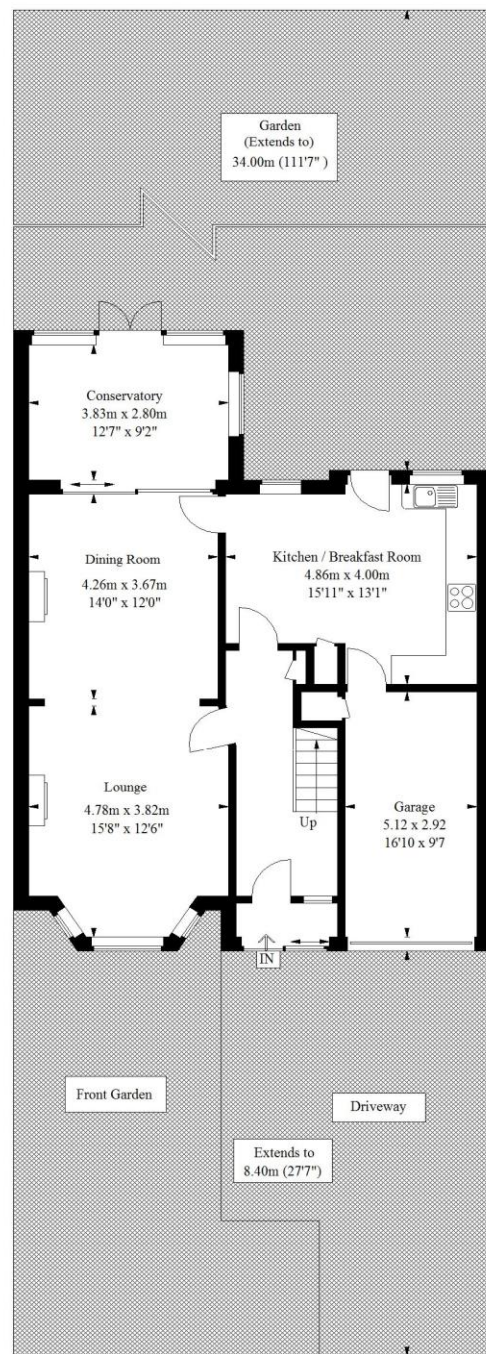






Riddlesdown Road, Purley

Approximate Gross Internal Area (Including Garage)
142.7 sq m / 1536 sq ft



First Floor = 51.5 sq m / 554 sq ft

Ground Floor = 91.2 sq m / 982 sq ft

Illustration for identification purposes only. measurements are approximate, not to scale.
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- ❖ EPC EER D
- ❖ SEMI-DETACHED HOUSE
- ❖ MOMENTS FROM OPEN COUNTRYSIDE
- ❖ LARGE SOUTH/ WEST FACING REAR GARDEN
- ❖ GARAGE & OFF ROAD PARKING
- ❖ 0.2 MILES FROM RIDDLESDOWN TRAIN STATION
- ❖ QUIET CUL-DE-SAC
- ❖ CONSERVATORY EXTENSION
- ❖ SCOPE TO EXTEND (STPP)
- ❖ WELL PRESENTED THROUGHOUT

A well presented three bedroom semi-detached house situated within this pretty cul-de-sac setting on the edge of the countryside at Riddlesdown Common, conveniently located 0.2 miles from Riddlesdown Train station and 0.7 miles from Purley town centre and Train station.

This spacious home benefits from a Garage with internal access, a secluded front garden with shingled driveway, has the potential to extend to the side or rear (STPP) and boasts a particularly private 111' South/ West facing rear garden.

The accommodation comprises two large double bedrooms each with built in wardrobes, bedroom three, a large loft space, family bathroom with separate WC, a particularly spacious 29' double reception room with two feature fireplaces, an extended conservatory that leads directly onto the patio & mature rear garden, and an open plan kitchen/ breakfast room.

Furthermore, this property is well located for local schools with both the outstanding rated (ofsted) Harris Academy Primary school in Kenley being only 0.3 miles away and Riddlesdown Collegiate secondary school being approximately 0.7 miles away. Additionally, the property sits moments from the local bus route which provides easy access into Purley and Croydon town centres. In our opinion, this property would make a wonderful family home.

