

FOLKLANDS



MITCHLEY AVENUE, RIDDLEDOWN

GUIDE PRICE £575,000

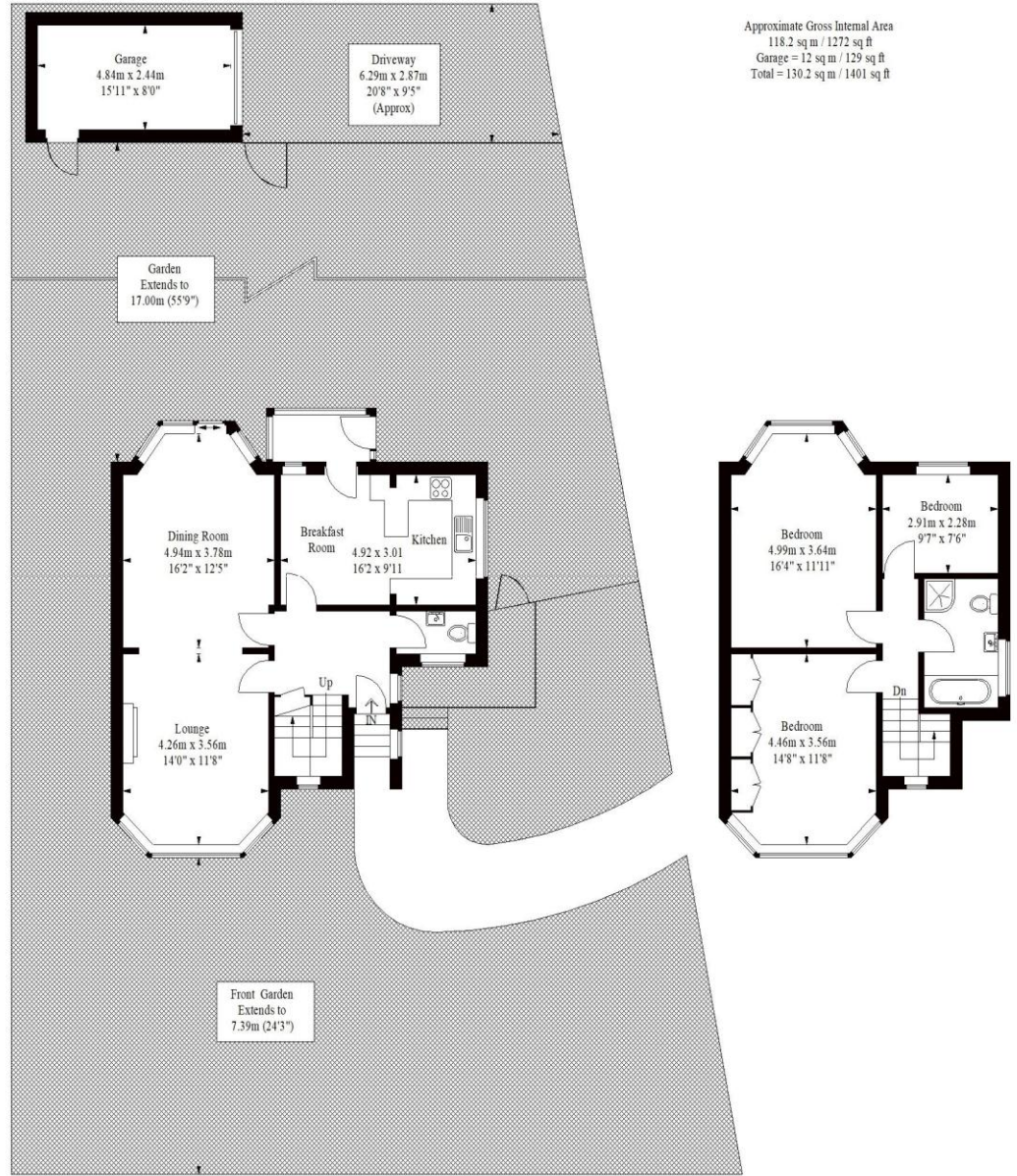








Mitchley Avenue, Riddlesdown



Ground Floor
65.4 sq m / 704 sq ft

First Floor
52.8 sq m / 568 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansU/sketch.com © 2018 (ID 424432)

- ❖ EPC EER D
- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ PRIVATE GARAGE & OFF ROAD PARKING
- ❖ 0.2 MILES FROM RIDDLEDOWN TRAIN STATION
- ❖ 0.4 MILES FROM RIDDLEDOWN COLLEGIATE
- ❖ PLANNING PERMISSION TO EXTEND TWO STORIES
- ❖ ELEVATED CORNER PLOT WITH SOUTH FACING REAR GARDEN
- ❖ MOMENTS FROM RIDDLEDOWN COMMON
- ❖ DOWN STAIRS WC
- ❖ SUPERBLY MAINTAINED HOME

An imposing three bedroom detached house situated on this wonderful corner plot in the popular Riddlesdown area of Purley, conveniently located only 0.2 miles from Riddlesdown train station which provides direct services to both London Bridge & London Victoria train stations.

Enjoying an elevated position this spacious home benefits from a private garage & driveway, a down stairs WC, beautiful landscaped grounds and has planning permission granted for a two story side and single story rear extension.

The accommodation comprises Two large bay fronted double bedrooms, bedroom three, a modern four piece family bathroom suite, a large loft space, a large entrance hall, a down stairs WC, an open plan 30' lounge/ dining room with feature fireplace & patio doors, and a 16'2 kitchen/ breakfast room with small lean-to boot room leading onto the patio. The extensive grounds having been beautifully maintained and provide a secluded 55' South facing rear garden with side access and direct access into the garage.

Furthermore, the property sits within the 2017 catchment for both Atwood & Gresham primary schools and moments from the highly regarded Riddlesdown collegiate. The open green spaces of Riddlesdown common are only a few minutes away, and we feel this property would make a wonderful home.

