

FOLKLANDS



RIDDLEDOWN ROAD, PURLEY

GUIDE PRICE £695,000







A tall wall of grey cabinetry on the left side of the kitchen. It features a built-in coffee machine at the top, followed by a microwave, and two ovens below. The lower section consists of drawers with brass handles.

A tall, narrow stainless steel refrigerator integrated into the grey cabinetry.

A row of grey upper cabinets with frosted glass doors, mounted above the countertop.

A row of grey lower cabinets with brass handles, located under the countertop.

A central kitchen island with a white countertop. It features a built-in wine cooler with a glass door, a gas cooktop, and a sink. Two industrial-style bar stools with wooden seats are positioned at the island.

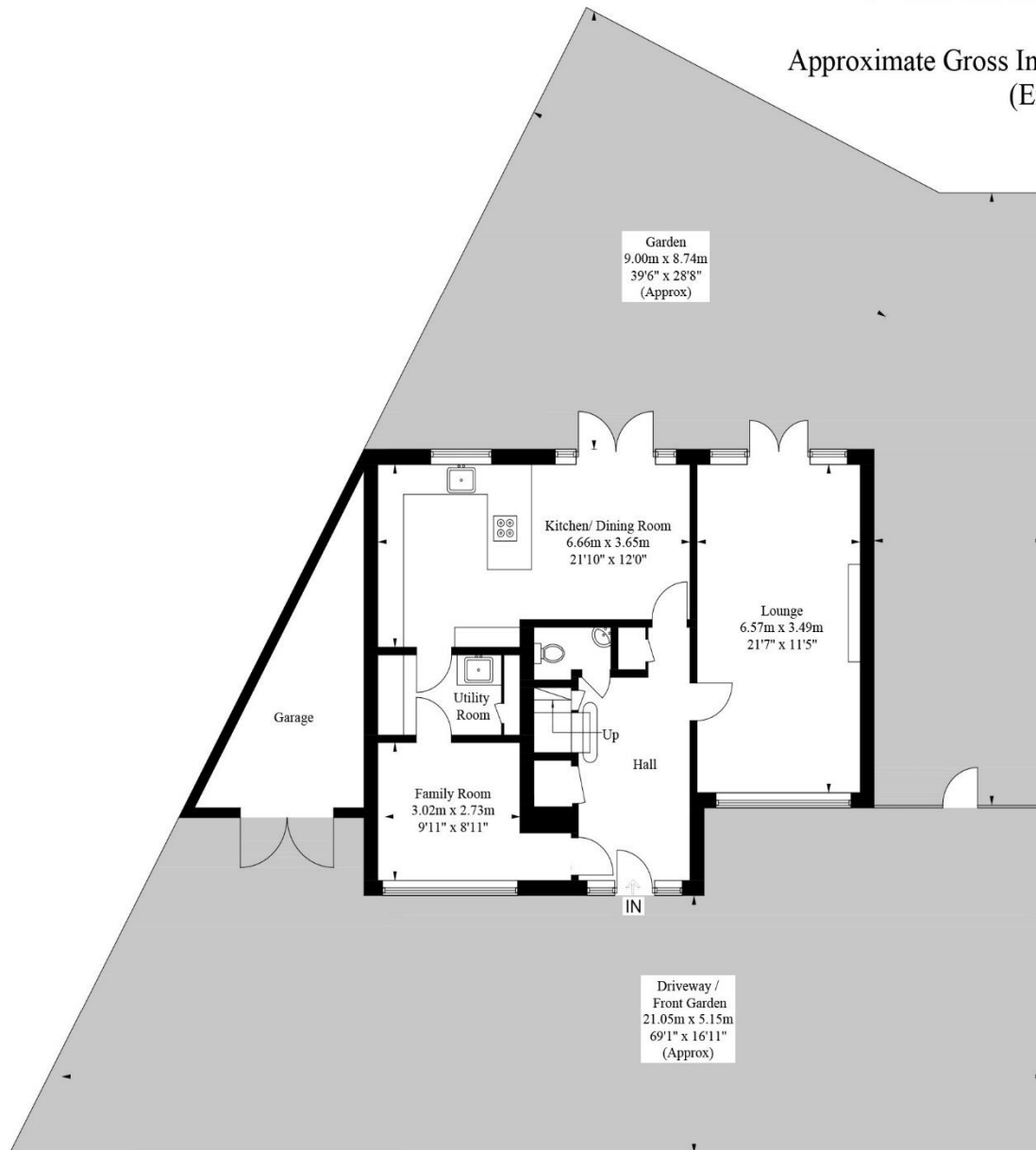




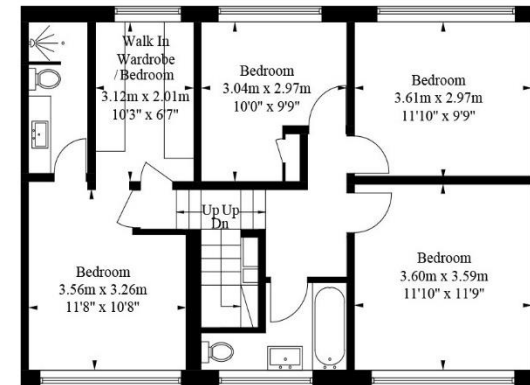


Riddlesdown Road, Purley

Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft
(Excluding Garage)



Ground Floor
80.1 sq m / 862 sq ft



First Floor
66.8 sq m / 719 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID417334)

- ❖ FOUR/ FIVE BEDROOM DETACHED HOUSE
- ❖ BEAUTIFULLY REFURBISHED THROUGHOUT
- ❖ MOMENTS FROM RIDDLEDOWN COMMON
- ❖ EN-SUITE MASTER BEDROOM
- ❖ DOWN STAIRS WC
- ❖ LAWNED REAR GARDEN WITH LARGE SEATING AREA
- ❖ OFF ROAD PARKING FOR THREE/ FOUR CARS
- ❖ 0.2 MILES FROM RIDDLEDOWN TRAIN STATION
- ❖ SECLUDED POSITION
- ❖ EPC EER D

A superbly presented four/ five bedroom detached house situated within this pretty cul-de-sac setting on the edge of Riddlesdown Common, conveniently located 0.2 miles from Riddlesdown train station and 0.7 miles from Purley town centre and train station.

Having been substantially renovated by the present owners, this spacious home boasts a stunning 21' kitchen/ breakfast room, an en-suite master bedroom with walk in dressing room, a down stairs WC, a garage ideal for storing a motor bike or cycles, and off road parking for 3-4 cars.

The accommodation comprises four bedrooms, a stylish three piece family bathroom suite, an en-suite shower room with walk in cubicle, a dressing room/ bedroom five, a large loft space, a 21' dual aspect living room, a large entrance hall, a contemporary fitted kitchen with breakfast area, a separate utility room, a family room/ home office, and a private rear garden mainly laid to lawn with a separate seating area.

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



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	57	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.