

# FOLKLANDS



RIDDLEDOWN ROAD, PURLEY

GUIDE PRICE £675,000









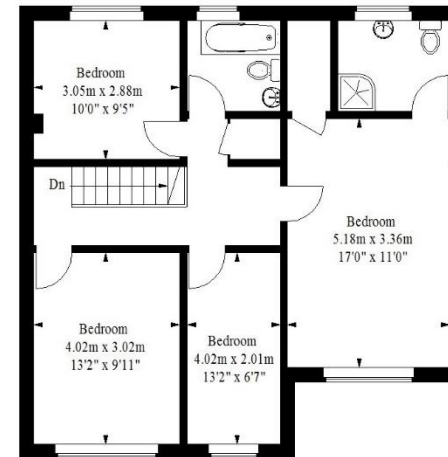




**Ground Floor = 102 sq m / 1098 sq ft**

### Riddlesdown Road, Purley

Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 186.5 sq m / 2007 sq ft



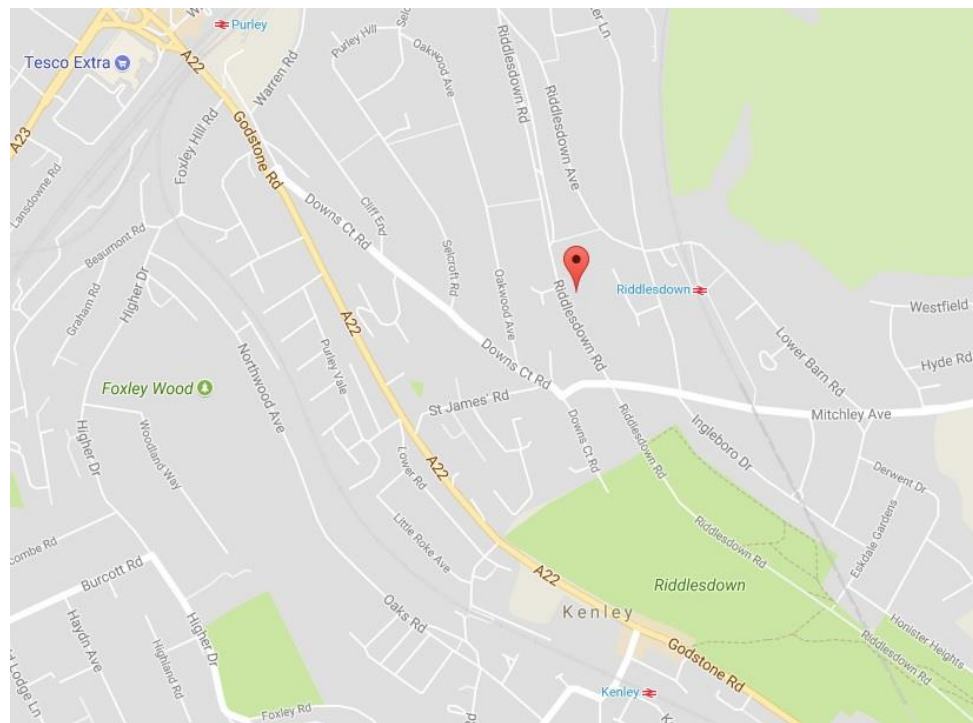
**First Floor = 71.3 sq m / 767 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2017 (ID387757)





- ❖ EPC EER C
- ❖ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ 128' PRIVATE REAR GARDEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ GARAGE & SIDE ACCESS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ TWO BATHROOMS
- ❖ DOWN STAIRS WC & UTILITY ROOM
- ❖ 28' X 19'9 EXTENDED KITCHEN/ FAMILY ROOM
- ❖ 0.2 MILES FROM RIDDLEDOWN TRAIN STATION



A superbly presented four bedroom semi-detached house, situated within this desirable residential road, conveniently located only 0.2 miles from Riddlesdown train station, which provides direct services to both London Victoria & St Pancras International.

Having been tastefully extended, the property boasts 1865 sqft of floor space, a down stairs WC & Utility room, and further benefits from off road parking for two cars, a garage, side access, and a wonderful 128' private rear garden. With an elevated position, the property enjoys uninterrupted views to the rear over Purley Downs golf course and beyond.

The accommodation comprises master bedroom with en-suite shower room & built in wardrobe cupboard, three further bedrooms, a family bathroom suite, two bay fronted reception rooms to the front of the house, a down stairs WC, a separate utility room and a beautiful 28' x 19'9 kitchen/ family room to the rear of the house with sliding patio door leading onto the balcony. The well maintained rear garden enjoys a variety of mature & established shrubs, and a large lawn, perfect for a growing family.

Furthermore, this property sits moments from the open green spaces of Riddlesdown common, and within the 2017 catchment area of both Harris primary academy Kenley & Riddlesdown collegiate secondary school, both rated outstanding by ofsted. In our opinion this property would make a wonderful family home.

