

FOLKLANDS



COOMBE WOOD HILL, RIDDLEDOWN

GUIDE PRICE £525,000



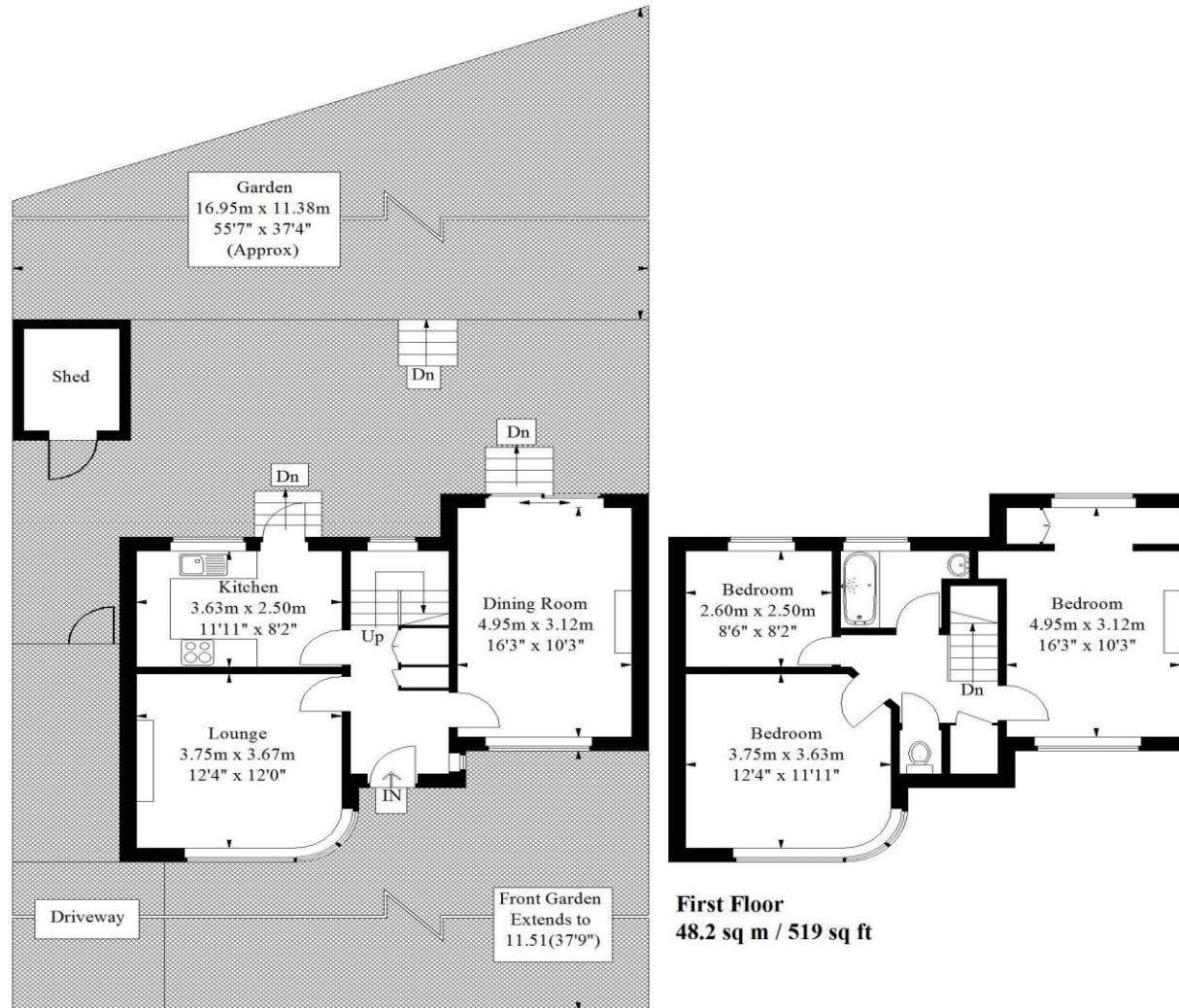




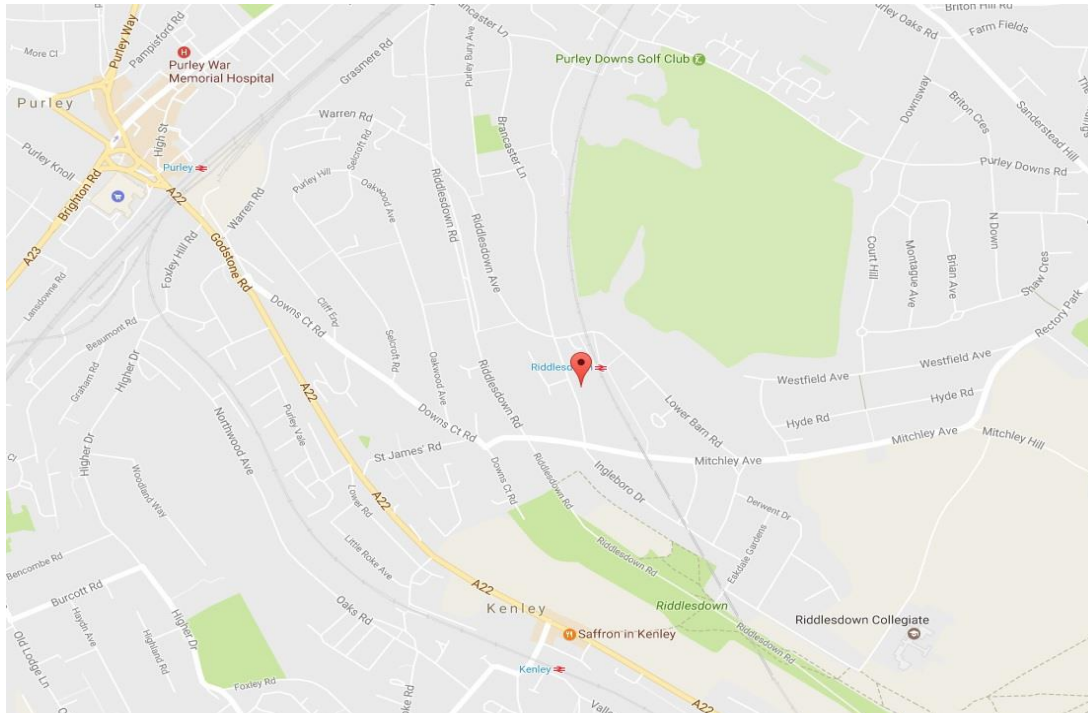


Coombe Wood Hill, Riddlesdown

Approximate Gross Internal Area
(Excluding Shed) = 97.2 sq m / 1046 sq ft



- ❖ EPC EER E
- ❖ DOUBLE FRONTED SEMI-DETACHED HOUSE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ MOMENTS FROM RIDDLEDOWN TRAIN STATION
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ STUNNING GARDENS
- ❖ SCOPE TO EXTEND (STPP)
- ❖ 0.7 MILES FROM OUTSTANDING RATED RIDDLEDOWN COLLEGIATE (OFSTED)
- ❖ 0.4 MILES FROM OUTSTANDING RATED HARRIS ACADEMY KENLEY (OFSTED)



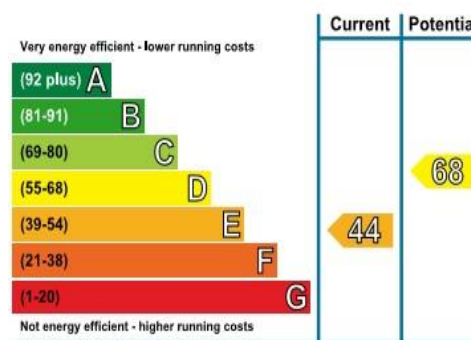
A well presented three bedroom double fronted semi-detached house, situated in an elevated position on this popular tree lined residential road moments from Riddlesdown train station and less than one mile from Purley town centre.

This bright and airy home enjoys spacious accommodation, has been well maintained by the present owners, and benefits from off road parking for two cars, side access, ample scope to extend (STPP), a large loft space and boasts stunning gardens both to the front and rear of the house.

The accommodation comprises bay fronted master bedroom with large range of fitted wardrobes, a 16' second double bedroom, bedroom three, a family bathroom & separate WC, large airing cupboard, a bay fronted lounge with feature fireplace, separate dual aspect dining room with fitted storage units, a stylish fitted kitchen and a large patio with steps down to the lawned garden and rear sun terrace.

Furthermore, this property sits 0.4 miles from Harris Primary Academy Kenley and 0.7 miles from Riddlesdown Collegiate which are both Outstanding rated by Ofsted. This family home also sits a short distance from the open green spaces of Riddlesdown Common and the popular Purley Downs golf course, with Purley town centre being less than a mile away, offering a wide range of shops, cafes and restaurants.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 786	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153	✓
3 Low energy lighting for all fixed outlets	£20	£ 69	✓