



52 Northwood Avenue | Purley | Surrey | CR8 2EP

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Exclusive Premier Homes



| OIEO £700,000 | FREEHOLD |

The internal accommodation briefly consists of; entrance hallway, bright and spacious double aspect reception room, bedroom 3, stairs to the lower ground floor & second floor, the lower ground has a 4th bedroom with en-suite facilities and a useful utility area, there is a modern kitchen dining room with views over the valley. The second floor accommodation comprises two double bedrooms and a useful study or nursery, complemented with the family bathroom. To the side of the property there is a useful garage and off street parking, the rear garden has been cleverly tiered, from the lower level you access a superb entertaining terrace, the level lawn area provides an excellent space for the children. The property is very well presented throughout with wonderful aspects, other features include double glazing, gas central heating and fantastic outside lighting.

Purley Station is just a short walk away where you can take your pick from Victoria or London Bridge as destinations – both around 25 minutes' travel time, the Thameslink Route provides access to Farringdon and City. Alternatively, Gatwick Airport is just 26 minutes in the other direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25.

If you're feeling a little more active there are several local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by including the wide-open spaces of Riddlesdown Common, Kenley Common and the recreational facilities of Kenley Airfield. There are private and state schools for children of all ages within the vicinity, including Hayes, Beaumont, St David's, Riddlesdown, Woodcote, the Lodge Schools, John Fisher, Whitgift, Wallington Girls and Cumnor House to name just a few.





















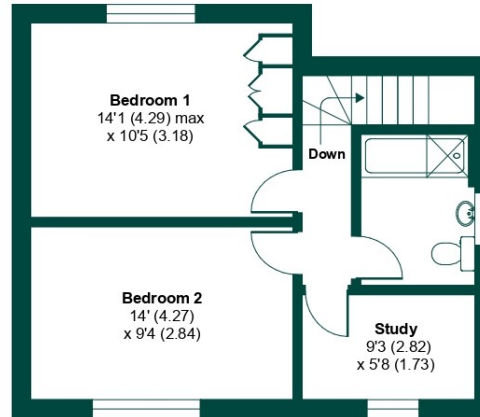
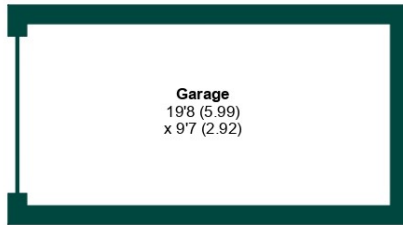




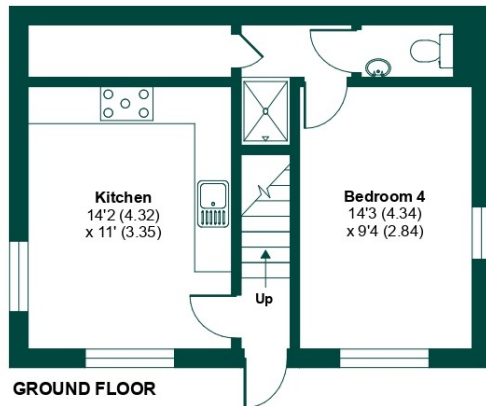
# Northwood Avenue, Purley, CR8

Approximate Area = 1493 sq ft / 138.6 sq m (includes garage)

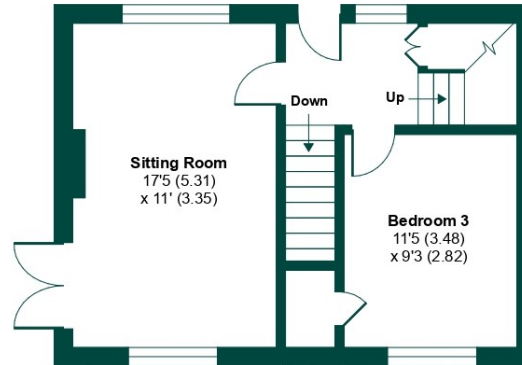
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



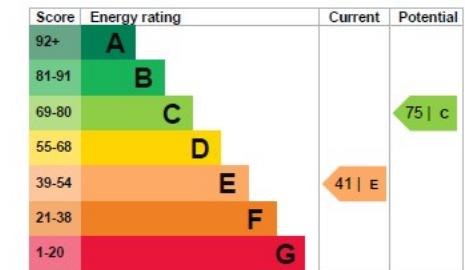
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Frost Estate Agents. REF: 816898



## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.