

ASKING PRICE £650,000



5 Northwood Avenue, Purley, Surrey , CR8 2ER

Frost Estate Agents are delighted to offer this flexible and spacious detached house found in a very popular and convenient location for commuters and families, the property has been significantly extended in past years to provide generous accommodation over two floors. With benefits such as double glazing, gas central heating, and off street parking, this fantastic property is also available to purchase with NO ONWARD CHAIN.

The accommodation briefly comprises; entrance hall with hard wood flooring, front aspect lounge, wonderful kitchen diner with vaulted ceiling, integrated appliances and porcelain flooring and doors to the rear garden, two ground floor bedrooms, two first floor bedrooms, two ground floor bathrooms and a first floor shower room. There is off street parking to the front and a rear garden ideal for entertaining, gas central heating and double glazing.

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, CR8

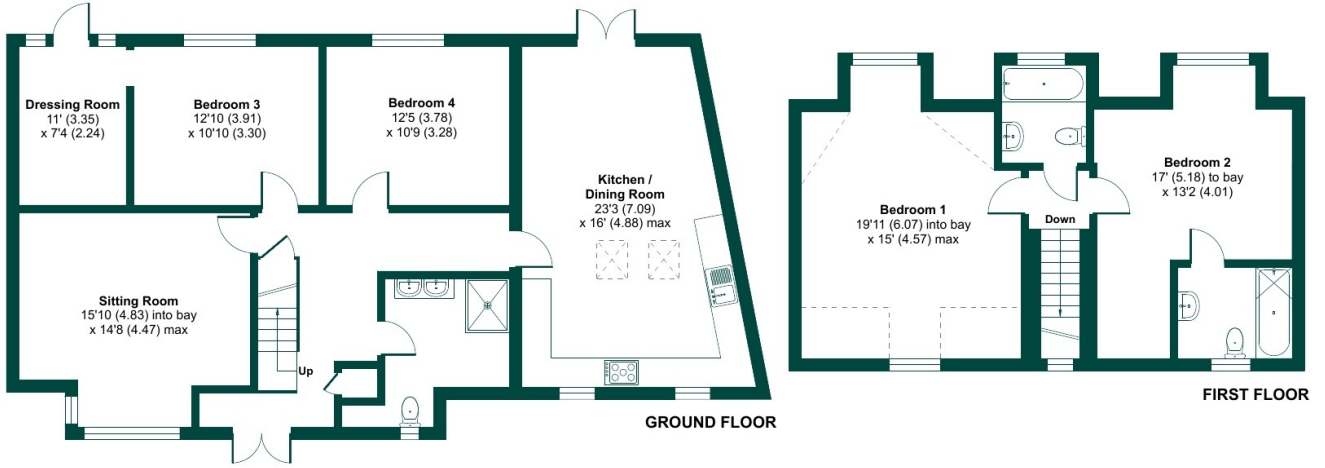
Approximate Area = 1739 sq ft / 161.5 sq m

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Frost Estate Agents. REF: 1003360



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.

