

ASKING PRICE £469,950



1 Gemmell Close, Purley, CR8 4HP

Discover serenity and style in this meticulously maintained modern semi detached residence nestled within a private cul-de-sac enclave. Boasting contemporary allure and flawless presentation, this home offers a harmonious blend of comfort and style. Upon entry the hallway provides an inviting ambiance, there is a spacious reception room which seamlessly flows towards a picturesque garden view, relaxation and tranquility. The well appointed kitchen dining room is a culinary haven, with a range of built in appliances, work surfaces, and storage cupboards.

Upstairs from the bright landing, you access the three great size bedrooms which offer peaceful retreats, with the master bedroom featuring a luxurious en-suite shower room for added convenience. An additional bathroom ensures ample accommodation for family and guests. The allure extends outdoors, where meticulously pruned front and rear gardens offer a verdant oasis, ideal for al fresco dining or moments of reflection. With off-street parking for two cars, double glazing and gas central heating, convenience meets luxury at every turn.

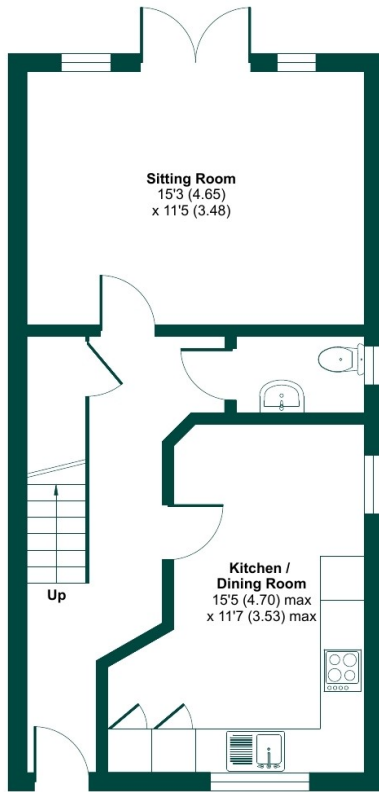
Purley is on the main London-to-Brighton railway line and is served by Purley station as well as Reedham station on the Tattenham corner line. You can reach London Bridge within 25 mins or London Victoria in approximately 23 mins and Farringdon in approximately 40 mins. The A23 road heads right into the capital, the M25 and M23 are less than six miles away and there's easy access to Gatwick and Heathrow airports. The nearby town of Coulsdon also offers an array of independent shops and supermarkets such as Aldi & Waitrose, A Tesco Superstore is also close by in Purley, catering for all your shopping needs.



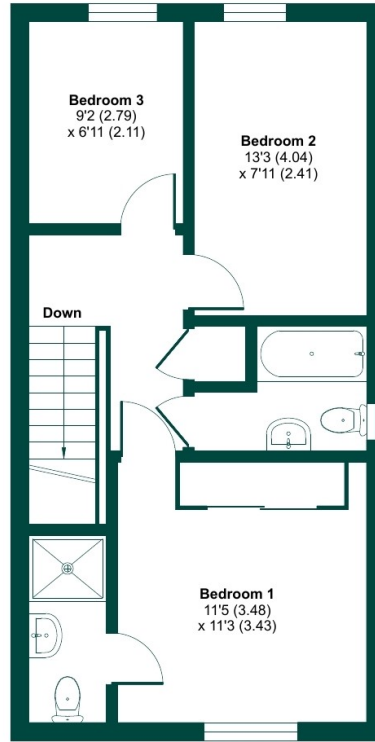
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Approximate Area = 976 sq ft / 90.6 sq m

For identification only - Not to scale



GROUND FLOOR

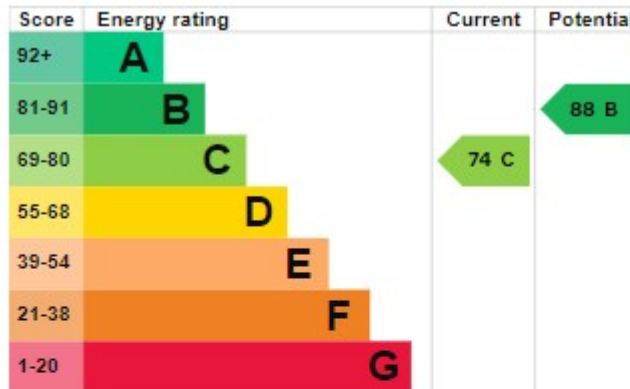


FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Frost Estate Agents. REF: 1120152



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

