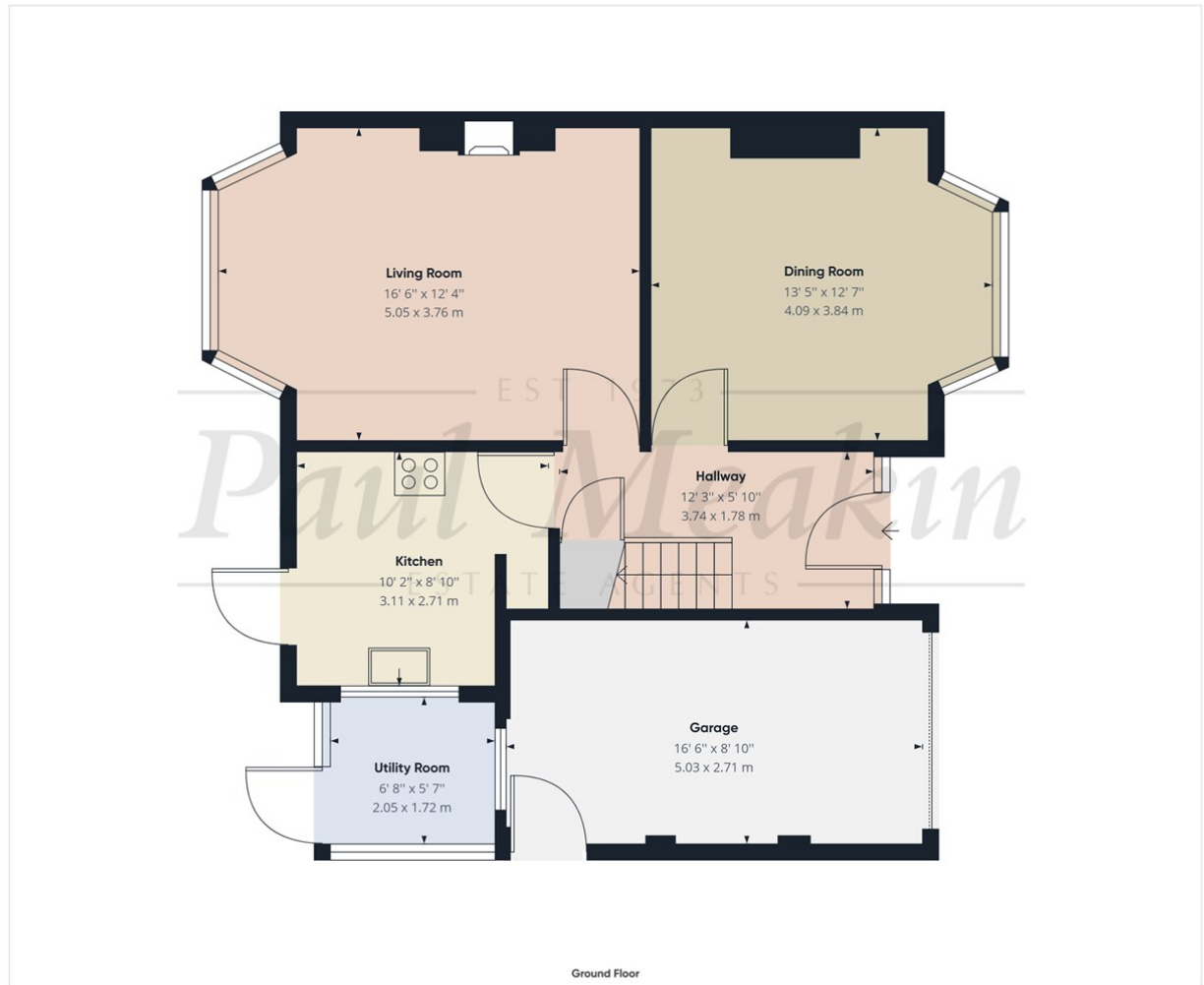




EST 1973
Paul Meakin Guide Price £575,000 Ingleboro Drive, Purley, CR8 1ED
 ESTATE AGENTS



Approximate total area⁽¹⁾
 691.66 ft²
 64.26 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- Three Bedrooms
- Semi Detached Family Home
- Driveway
- Garage
- Fantastic Views Over Riddlesdown
- Two Reception Rooms
- Sought After Location
- Potential To Extend (STP)
- Utility Room
- Another Property Entrusted To Paul Meakin

Paul Meakin Estate Agents are delighted to present to market this well presented three bedroom semi detached family home situated in the sought after location of Ingleboro Drive, Purley. The property enjoys fantastic views over Riddlesdown and offers great potential to extend further (subject to planning). Briefly comprising downstairs of two reception rooms, modern refitted kitchen, externally accessed utility room while upstairs has three bedrooms and modern refitted three piece bathroom with separate WC. The garden is a great size and is mainly laid to lawn with a patio area adjacent to the rear of the property, there is access to the garage from the rear. The front provides off street parking on the driveway and features a lawn area to the side. Early interest is expected so please call now to secure your viewing slot.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



HALLWAY
12'3" x 5'10" (3.73 x 1.78)

DINING ROOM
13'5" x 12'7" (4.09 x 3.84)

LIVING ROOM
16'6" x 12'4" (5.03 x 3.76)

KITCHEN
10'2" x 8'10" (3.1 x 2.69)

UTILITY ROOM
6'8" x 5'7" (2.03 x 1.7)

GARAGE
16'6" x 8'10" (5.03 x 2.69)

LANDING
9'9" x 3'8" (2.97 x 1.12)

WC
4'7" x 2'4" (1.4 x 0.71)

BATHROOM
7'3" x 6'9" (2.21 x 2.06)

BEDROOM ONE
14'5" x 10'6" (4.39 x 3.2)

BEDROOM TWO
15'11" x 10'11" (4.85 x 3.33)

BEDROOM THREE
9'11" x 7'8" (3.02 x 2.34)

