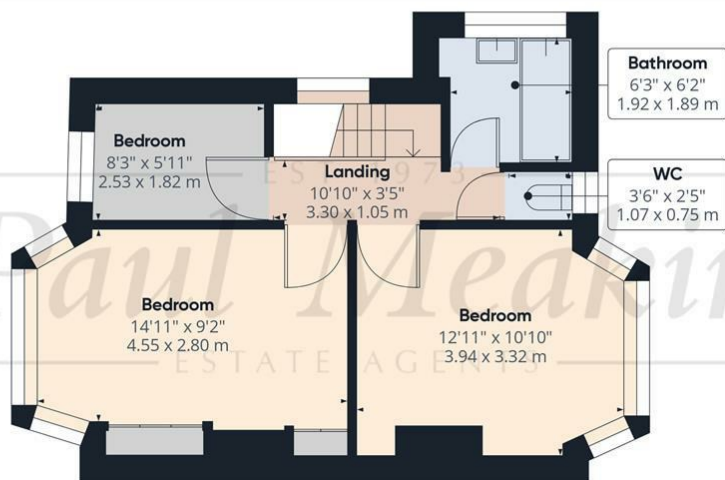


Ground Floor



Floor 1

Approximate total area⁽¹⁾
855.5 ft²
79.48 m²

(1) Excluding balconies and terraces

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



£450,000

Lower Barn Road, Purley, CR8 1HY

A 'Chain Free' three bedroom semi detached family house in need of complete modernisation with lots of scope to create a lovely home either by extending STPP like neighbouring homes have recently or by simply updating the current footprint. Internally this popular style of home offers two seperate reception rooms, separate kitchen, bathroom the separate w.c. and three bedrooms. The plot offers a garage at road level and a large garden, this is an elevated plot with a slope for access which is easy for growing families.

Lower Barn Road is conveniently situated for Riddlesdown station with connections to both Victoria and London Bridge, only one mile to mainline Purley station, Purley town centre and the Riddlesdown common is a short distance away to enjoy open space and long walks.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TAX BAND: E

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

- Chain Free
- In need of complete modernisation
- Close to Station
- Close to good schools
- Scope to extend STPP
- Three bedrooms
- Two reception rooms
- Large Garden
- Garage

Entrance Hall
13'1" x 5'5" (3.99 x 1.66)

Lounge
14'11" x 9'11" (4.57 x 3.04)

Dining room
12'10" x 11'2" (3.93 x 3.41)

Kitchen
9'7" x 8'10" (2.94 x 2.71)

Landing
10'9" x 3'5" (3.3 x 1.05)

Bedroom
14'11" x 9'2" (4.55 x 2.8)

Bedroom
12'11" x 10'10" (3.94 x 3.32)

Bedroom
8'3" x 5'11" (2.53 x 1.82)

Bathroom
6'3" x 6'2" (1.92 x 1.89)

Garden

Garage

WC
3'6" x 2'5" (1.07 x 0.75)

