



EST 1973
Paul Meakin £575,000 Mitchley Avenue, Purley, CR8 1DT
 ESTATE AGENTS



- Three bedroom detached family home
- Bright and airy accommodation
- Useful lean to / utility space
- Garage and off street parking
- Good transport links
- Two reception rooms
- Well presented throughout
- Landscaped south facing rear garden
- Close to Riddlesdown Collegiate
- Another property entrusted to Paul Meakin

Paul Meakin are delighted to present to market this well presented three bedroom detached family home located on a popular residential road within walking distance to Riddlesdown Collegiate and Riddlesdown train station. The property briefly comprises of two reception rooms, refitted kitchen looking out on the garden and useful lean to/ utility space. Upstairs there is a bright and airy landing with two good sized double bedrooms, further third bedroom, family bathroom and separate WC.

Externally this property benefits from a large south facing garden, garage and off street parking to the front. Set back from the road with elevated views, this popular style of property is located within a mile of Purley Town centre and Sanderstead village both offer a range of amenities, shops and restaurants. Local residences enjoy the close proximity to Riddlesdown common, a selection of good primary and high schools and frequent bus and train services.

Your earliest viewing is encouraged to appreciate size, location and presentation.

epc rating D
 Croydon Council tax band E
 Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 64 | |
| (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 | |



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 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

