



EST 1973  
**Paul Meakin** £650,000 Eskdale Gardens, Purley, CR8 1EY  
 ESTATE AGENTS

- Beautifully presented and extended four-bedroom family home
- Sunny terrace with attractive views over the garden
- Additional reception room providing flexible living space
- Three generous double bedrooms
- Substantial rear garden perfect for families and outdoor entertaining
- Impressive open-plan kitchen/living area with double doors to terrace
- Separate dining room ideal for entertaining
- Utility room with convenient downstairs WC
- Fourth bedroom/ home office
- Well located for Riddlesdown Collegiate, transport links and open countryside

Beautifully presented and extended, this impressive four-bedroom family home offers bright, spacious accommodation ideal for modern family living.

The heart of the home is the stunning open-plan kitchen and living area, designed for both everyday living and entertaining. Flooded with natural light, this space features double doors opening onto a sunny terrace that enjoys lovely views, the perfect spot for relaxing or hosting guests. The ground floor also benefits from a separate dining room, an additional reception room providing flexible living space, and a practical utility room with downstairs WC.

Upstairs, the property continues to impress with three generous double bedrooms alongside a single fourth bedroom/ home office and a large, modern family bathroom.

Externally, the property boasts a substantial rear garden and driveway for multiple cars at the front.

Eskdale Gardens is conveniently located just off Ingleboro Drive and Derwent Drive, within easy reach of open countryside and the popular Riddlesdown Common. Local amenities include a nearby parade of shops, bus services, Riddlesdown Station, and a variety of leisure facilities including tennis, golf and cricket clubs. The area is also well served by highly regarded schools including Riddlesdown Collegiate, as well as a selection of infant and junior schools. A wider range of shops, restaurants and amenities can be found in nearby Sanderstead and Purley.



**Ground Floor**

- Terrace: 14'5" x 26'0" (4.40 x 7.93 m)
- Open Plan Kitchen/ Lounge: 15'9" x 20'0" (4.80 x 6.10 m)
- Dining Room: 11'6" x 11'2" (3.51 x 3.43 m)
- Reception Room: 11'7" x 6'11" (3.55 x 2.11 m)
- Utility/ WC: 6'6" x 6'10" (1.99 x 2.10 m)
- Entrance Hall: 12'0" x 5'4" (3.67 x 1.63 m)

**Floor 1**

- Bedroom Two: 14'0" x 9'7" (4.28 x 2.94 m)
- Bedroom One: 13'4" x 10'10" (4.07 x 3.30 m)
- Bedroom Three: 9'8" x 14'0" (2.95 x 4.28 m)
- Bedroom Four/ Study: 6'9" x 7'6" (2.07 x 2.30 m)
- Bathroom: 6'5" x 9'0" (1.98 x 2.76 m)
- Landing: 7'10" x 3'3" (2.41 x 1.00 m)

**Approximate total area<sup>m</sup>**

- 1114 ft<sup>2</sup> / 103.5 m<sup>2</sup>
- Balconies and terraces: 332 ft<sup>2</sup> / 30.8 m<sup>2</sup>

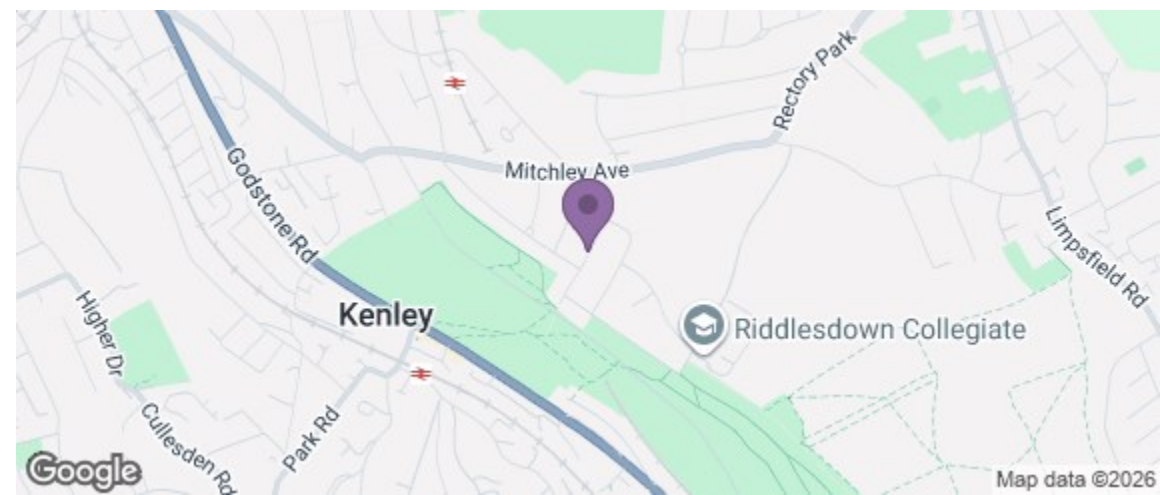
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very 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		74	79

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 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

