



EST 1973
Paul Meakin £600,000 Mitchley Avenue, Purley, CR8 1DT
 ESTATE AGENTS

Ground Floor

- Kitchen/Dining Room: 11'0" x 19'1" (3.36 x 5.82 m)
- Living Room: 10'9" x 12'9" (3.28 x 3.89 m)
- Entrance Hall: 6'4" x 5'9" (1.95 x 1.76 m)
- WC

Floor 1

- Bedroom Three: 8'5" x 11'4" (2.57 x 3.47 m)
- Bedroom Two: 10'11" x 10'0" (3.35 x 3.06 m)
- Bedroom Four: 8'0" x 8'8" (2.44 x 2.66 m)
- Bathroom: 5'6" x 7'5" (1.69 x 2.26 m)
- Landing: 8'2" x 5'8" (2.51 x 1.74 m)

Floor 2

- Bedroom One: 8'0" x 16'3" (2.45 x 4.96 m)
- Landing: 2'4" x 5'0" (0.72 x 1.54 m)
- En-suite Bathroom: 7'1" x 5'5" (2.18 x 1.65 m)

Approximate total area⁽¹⁾

- 1077 ft²
- 100 m²

Reduced headroom

- 26 ft²
- 2.5 m²

(1) Excluding balconies and terraces

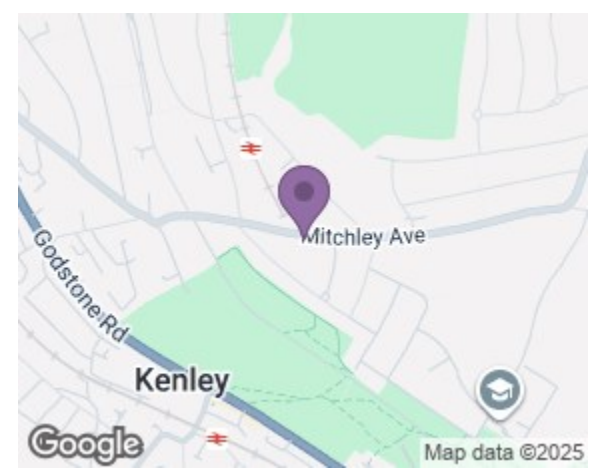
Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
A (82-91)	84
B (69-81)	
C (55-68)	69
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC



PRICE RANGE £600,000-£625,000

Nestled on the desirable Mitchley Avenue in Purley, this charming chain-free four-bedroom family home offers an ideal setting for those seeking both comfort and convenience. The property is perfectly situated for families, with excellent primary and secondary schools nearby, including the highly regarded Riddlesdown Collegiate. Additionally, frequent bus services and the nearby Riddlesdown and Purley train stations ensure easy access to local amenities and transport links.

The current owners have thoughtfully refurbished the interior, creating a delightful master bedroom with an en-suite loft conversion, alongside beautifully refitted bathrooms. The heart of the home is undoubtedly the spacious open-plan kitchen and breakfast room, which provides ample space for entertaining family and friends.

The secluded garden presents a blank canvas, allowing new owners the opportunity to design their own outdoor oasis, complete with terrace areas. There is also potential for a single wrap-around extension, subject to planning permission, making this property adaptable to meet the evolving needs of any family.

Positioned at an elevated level, the home boasts fabulous views, enhancing the overall appeal. Off-street parking is also provided, adding to the convenience of this lovely residence. This property truly represents a wonderful opportunity for families looking to settle in a vibrant community while enjoying the comforts of a modern home.

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

- Price Range £600,000-£625,000
- Chain-free four-bedroom family home
- Close to Riddlesdown Collegiate & excellent schools
- Easy access to Purley & Riddlesdown train stations
- Spacious open-plan kitchen & breakfast room
- Loft-converted master bedroom with en-suite
- Modern, beautifully refitted bathrooms
- Secluded garden with terrace & landscaping potential
- Scope for wrap-around extension (STPP)
- Elevated position with great views & off-street parking

