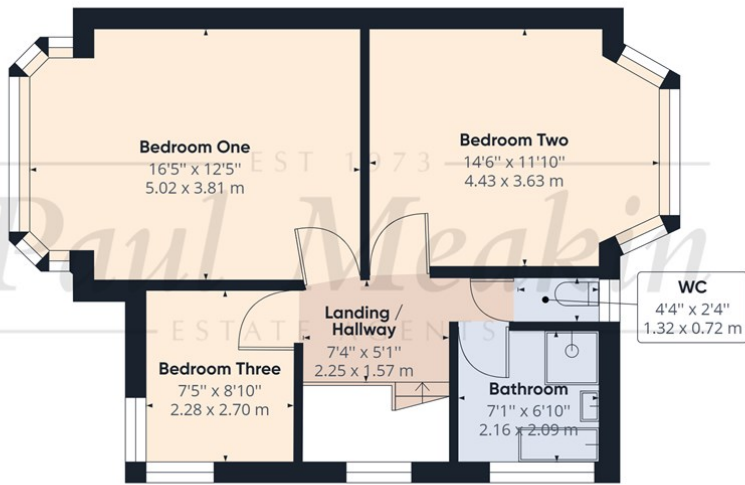


Ground Floor Building 1



1st Floor Building 1



Approximate total area⁽¹⁾
 1105.51 ft²
 102.71 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

EST 1973
Paul Meakin Guide Price £600,000 Mitchley Avenue, Purley, CR8 1BZ
 ESTATE AGENTS



We are delighted to market this three bedroom detached family home occupying a great plot with landscaped grounds and spectacular views across the valley to the rear. This larger style of property enjoys a large reception hall, two separate reception rooms, the largest with a rear bay giving access to the stunning garden which the current owner has designed and created, fully of all year round colour this garden is a rare delight. Other features include a fitted kitchen, three bedrooms to the first floor plus a refitted bathroom. This property offers an abundance of scope to extend STPP and is located in a highly desirable area within easy reach of Riddlesdown station, the common and Riddlesdown Collegiate. Your earliest viewing is advised to appreciate location, presentation, scope and size.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

TAX BAND:

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

- Detached family home
- Two reception rooms
- Refitted family bathroom
- Stunning landscaped grounds
- Views across the valley to the rear
- Driveway and Garage
- Scope to extend STPP
- Vendor suited
- Another Property Entrusted To Paul Meakin



HALLWAY
12'6" x 6'0" (3.81 x 1.83)

LIVING ROOM
14'4" x 12'4" (4.38 x 3.77)

DINING ROOM
15'10" x 12'5" (4.83 x 3.78)

KITCHEN
9'6" x 8'10" (2.90 x 2.68)

LANDING
7'5" x 5'2" (2.25 x 1.57)

BEDROOM ONE
16'6" x 12'6" (5.02 x 3.81)

BEDROOM TWO
14'6" x 11'11" (4.43 x 3.63)

BEDROOM THREE
7'6" x 8'10" (2.28 x 2.70)

BATHROOM
7'1" x 6'10" (2.16 x 2.09)

WC
4'4" x 2'4" (1.32 x 0.72)

GARDEN

GARAGE

