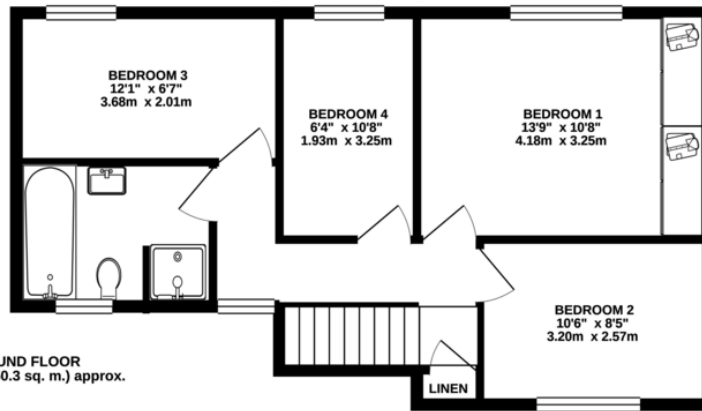




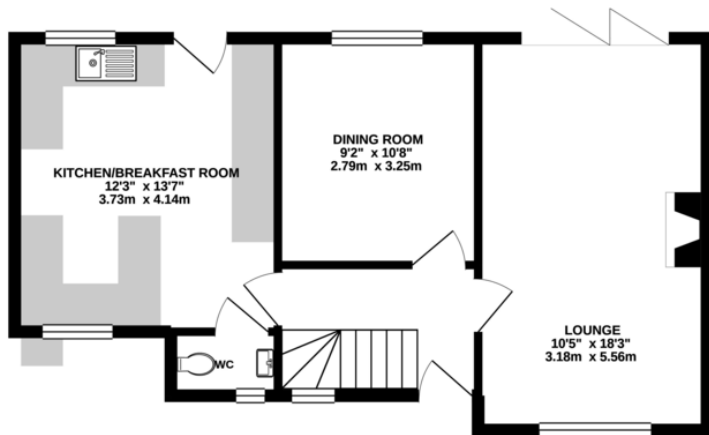
36 Northwood Avenue, Purley, Surrey, CR8 2EP



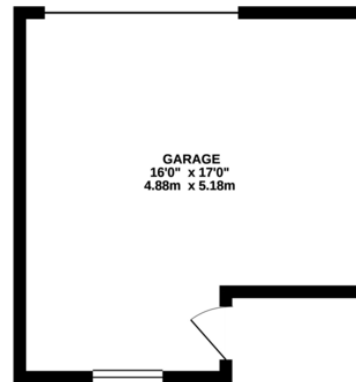
1ST FLOOR
531 sq. ft. (49.3 sq. m.) approx.



GROUND FLOOR
541 sq. ft. (50.3 sq. m.) approx.



GARAGE
250 sq. ft. (23.3 sq. m.) approx.

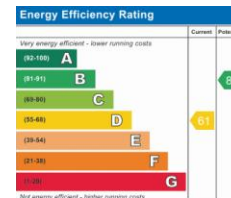


TOTAL FLOOR AREA : 1323 sq. ft. (122.9 sq. m.) approx.

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The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.



36 Northwood Avenue
Purley
Surrey
CR8 2EP

OFFERS IN EXCESS OF £550,000
FREEHOLD

Points of Interest

- Attractive Semi-Detached Family Home
- Beautifully Presented Interior
- Four Generous Bedrooms
- Spacious Bathroom
- Double Aspect Through Lounge
- Separate Dining Room
- Fitted Kitchen/Breakfast Room
- 67' Landscaped Rear Garden
- Large Garage to the Rear
- Driveway Parking to the Front

THE PROPERTY

An attractive semi-detached family home with spacious and beautifully presented interior situated in a convenient location just half a mile walk from Purley station.

This superb property has been tastefully decorated and includes a number of features such as attractive wood flooring to the ground floor and a wood burning stove in the lounge, which is a bright double aspect through room benefitting from bi-folding doors to the rear garden. There is a separate dining room which overlooks the garden and a fitted kitchen/breakfast room comprising a range of cabinets with granite work tops and breakfast bar and integrated appliances to include a washing machine, dishwasher and microwave and underfloor heating. There is also a cloakroom with white W.C. and basin. Upstairs, there are four bedrooms of which all are a generous size. There are fitted wardrobes to the main bedroom and a well appointed family bathroom with spa bath, W.C., basin and shower enclosure.

Outside, the rear garden extends to approximately 67' and has been landscaped to provide two decked areas and a level lawn. There is a large detached garage to the rear. The front has also been landscaped and provides driveway parking.

LOCATION

Education Purley and the surrounding areas are well known for their very good choice of reputable schools including Cumnor House, St. David's, Margaret Roper Catholic, St. Nicholas, Beaumont and Oakwood. At senior level, there is John Fisher, Riddlesdown Collegiate and Whitgift, Trinity, Old Palace and Croydon High in South Croydon.

Sports & Leisure There are numerous facilities in the area including Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

Transport Purley station provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes) whilst Reedham will get you to London from 32 to 37 minutes. Numerous bus services provide transport to all the surrounding and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30 and 60 minutes drive respectively.

Viewing strictly by appointment.

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