

EST 1973

**Paul Meakin**

ESTATE AGENTS



- Two separate reception rooms
- Spacious accommodation
- Utility area
- Downstairs cloakroom
- Refitted Bathroom

## 18 Ingleboro Drive, Purley, CR8 1EE

Guide Price £500,000

Located within meters of open countryside this attractive and deceptively spacious three bedroom semi detached home has an appealing interior with bright and spacious rooms and is in good decorative order throughout. Features include two separate reception rooms, fitted kitchen and utility area as well as a downstairs cloakroom and integral garage. Upstairs, the generously proportioned bathroom has been fitted with a modern suite and there are three good size bedrooms with far reaching views of London's skyline from the front. The rear garden has an access gate to Riddlesdown Common; a haven for wildlife and wild flowers and ideal for nature enthusiasts and walkers. In addition, the surrounding area offers excellent schools, frequent bus services, two mainline train stations (Purley and Riddlesdown) and shops nearby.





## Property Description

### PORCH

Brick built porch with double glazed, double doors to front.

### ENTRANCE HALL

Part glazed wooden front door with obscured stained glass and windows to both sides, radiator with wooden shelf above, coving to ceiling, built in storage cupboard with wooden double doors, cupboard under stairs housing meters, stairs to first floor, obscured glass panelled doors to lounge, dining room and kitchen.

### LIVING ROOM

Double glazed bay window to front, radiator, television point, brick built open fire place with tiled hearth, coving to ceiling, wall lights.

### DINING ROOM

Double glazed single door to garden with double glazed windows to sides, stone clad open fireplace with tiled hearth, coving to ceiling,

### KITCHEN

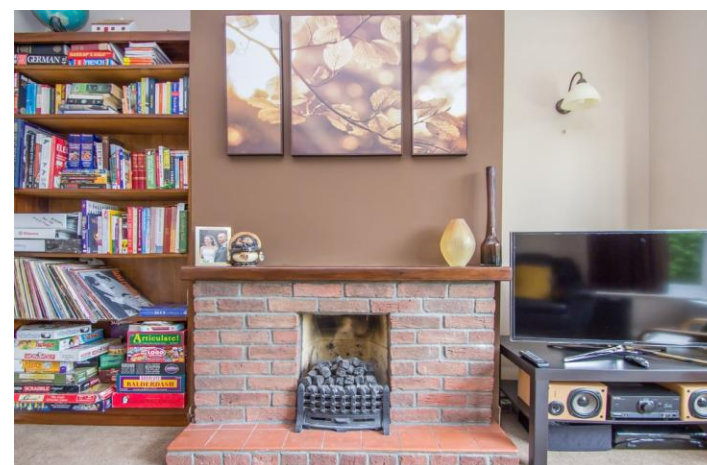
Tiled floor, part tiled walls, double glazed window to rear, double glazed door to side leading to utility area, matching wall and base units with work top above, under unit lighting, stainless steel 1 1/4 bowl sink and drainer unit with mixer tap, space for electric cooker with built in cooker hood above, space for tall fridge freezer, ceiling spot lights.

### UTILITY AREA

Single glazed door to garden, with single glazed obscured windows to side and rear, wall mounted boiler, space and plumbing for washing machine and dish washer, tiled floor, doors to cloakroom and garage.

### CLOAKROOM

Single glazed obscured window to side, low level w.c., wash hand basin, laminate flooring.







#### LANDING

Double glazed window to side with stained glass decorative panel, loft access (pull down ladder, lighting, part boarded), wall mounted light, doors to all first floor rooms.

#### BATHROOM

Two double glazed obscured windows to side, laminate flooring, low level w.c., coving to ceiling, pedestal wash hand basin with mixer taps, panelled bath with mixer tap and wall mounted electric shower above, part tiled walls, radiator, built in airing cupboard with shelving.

#### BEDROOM ONE

Double glazed bay window to front, radiator, coving to ceiling, built in double wardrobes to one wall with mirror fronted sliding doors.



#### BEDROOM TWO

Double glazed bay window to rear, radiator, coving to ceiling, built in double wardrobes to one wall with mirror fronted sliding doors.

#### BEDROOM THREE

Double glazed window to front, laminate flooring, radiator, built in, overhead storage cupboards, built in wardrobe.



#### REAR GARDEN

Patio area with gated side access, steps up to lawn bordered with mature shrubs to sides, gated access to Riddlesdown Common.

#### GARAGE

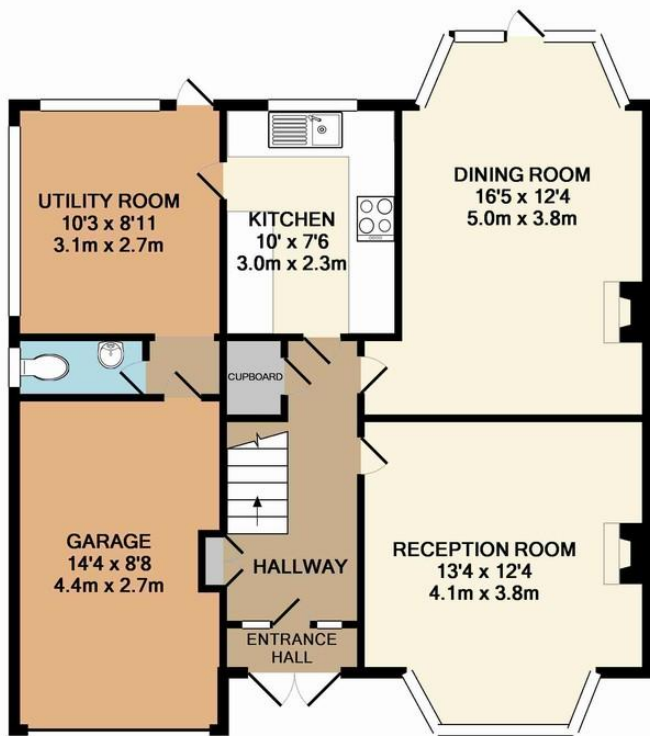
Power and lighting, up and over door, space for tumble dryer, shelving.

#### OFF STREET PARKING

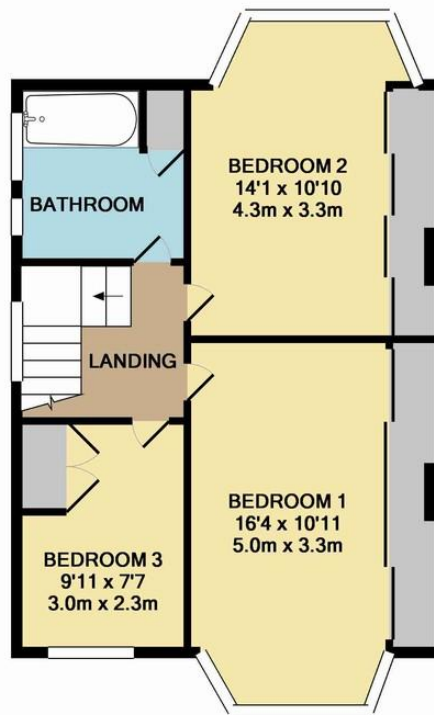
Driveway to the front with space for two cars.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	83	(92-100) A	79
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

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