

- Three bedroom semi
- Close Riddlesdown Collegiate
- Generous corner plot
- Scope for extension (STPP)
- Close to Riddlesdown station

## 18 Derwent Drive, Purley, CR8 1EQ

Asking Price Of £499,950

A three bedroom semi detached family home occupying a generous corner plot and therefore offering scope for extension subject to planning permission. Situated on a popular, tree lined residential road, this property is within easy reach of Riddlesdown Train station connecting commuters to London, as well as Riddlesdown Collegiate and Riddlesdown Common. Offered to the market with NO ONWARD CHAIN this property does include double glazing and gas central heating and would benefit from some modernisation. Contact us to book your viewing appointment.



## Property Description

### CANOPIED PORCH

With light.

### ENTRANCE HALL

Double glazed replacement door, single panel radiator, under stairs storage cupboard with circuit breaker and electric meter, wall light.

### LOUNGE

Double glazed bay window to front, coved cornice, wall mounted gas fire.

### DINING ROOM

Double glazed French doors to rear with full length windows to side, double panel radiator, tiled fireplace with inset gas fire, coved ceiling.

### KITCHEN

Double glazed window to side, double glazed door to rear, fitted units, plumbing for washing machine, radiator, space for fridge, space for gas cooker, part tiled walls.

### STAIRS TO FIRST FLOOR

Double glazed obscured window.

### LANDING

Access to loft with light.

### BEDROOM ONE

Double glazed bay window to front, single panel radiator.

### BEDROOM TWO

Double glazed bay window to rear, laminate flooring, radiator, storage cupboard.

### BEDROOM THREE

Double glazed window, radiator, picture rail.





#### BATHROOM

Double glazed obscured window to side, White suite comprising panelled bath, pedestal wash hand basin, extractor fan, down lighters to ceiling, airing cupboard housing hot water tank and shelves, single panel radiator, tiled floor.

#### SEPARATE W.C

Double glazed obscured window, low level W.C, part tiled walls, down lighters to ceiling.

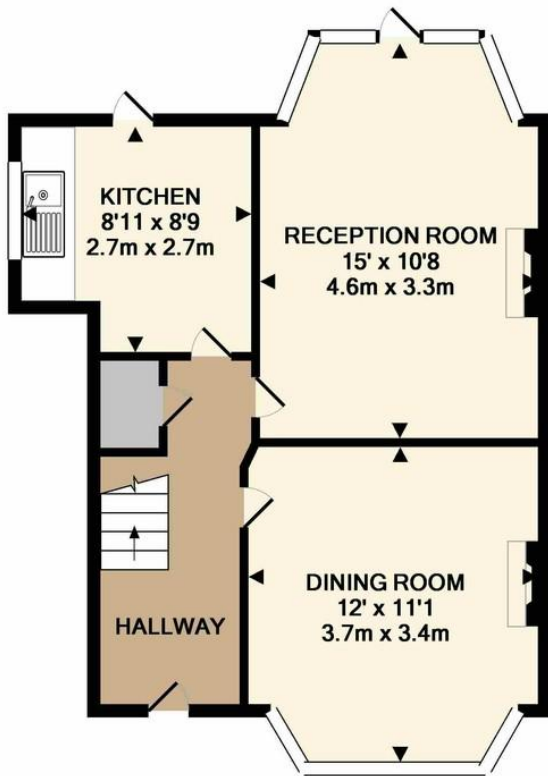
#### REAR GARDEN

Side access gate, concrete patio area, mainly laid to lawn and screened on both sides by fencing, mainly laid to lawn with a variety of mature trees and shrubs.

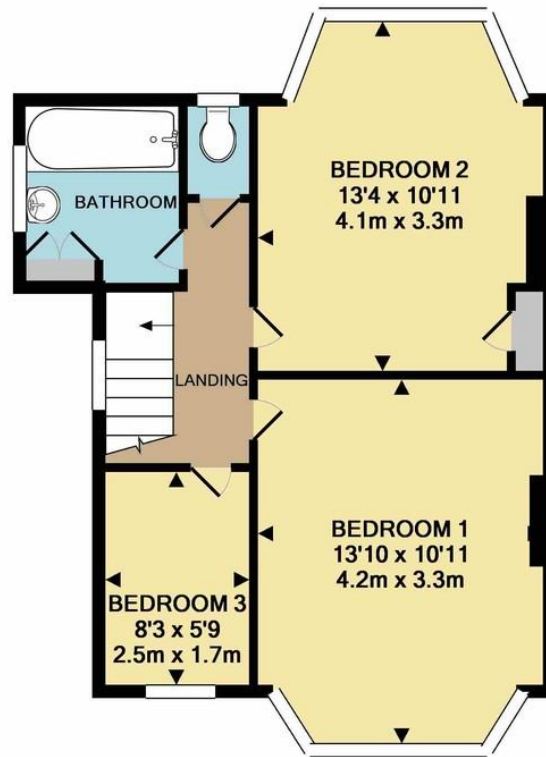
#### SINGLE GARAGE

With up/over door, power and light.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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