



- Three bedroom detached
- Two separate reception rooms
- Large kitchen/breakfast room
- Downstairs cloakroom
- Remodelled bathroom

7 Yew Tree Walk, Purley, CR8 1HD

Offers in the region of: £630,000

A fabulous 1930's three bedroom detached house situated in a popular, tree lined, residential road which is a great location for commuters, having the choice of two stations nearby and ideal for families looking for a long term home which they can extend (STPP) to create the perfect bespoke living space. This property has varied and spacious accommodation with a wide, welcoming entrance hall, two separate reception rooms and a large kitchen/breakfast room, downstairs cloakroom, remodelled family bathroom and three good size bedrooms. An integrated garage is included with off street parking via the driveway plus beautifully maintained front and rear gardens. Purley Oaks station approx distance: 0.8m, Purley station approx distance: 0.9m. Call us now to book your viewing appointment.



Property Description

PORCH

Tiled floor, single wooden door with windows to sides, porch light, wooden front door to entrance hall.

ENTRANCE HALL

Front door with frosted porthole window and stained glass windows to sides, parquet floor, telephone point, decorative coving, radiator, cupboard under stairs, stairs to first floor, doors to downstairs rooms, power points.

DOWNSTAIRS CLOAKROOM

Double glazed frosted window to front, tiled floor and walls, low level w.c., wash hand basin with mixer tap and vanity unit built below, wall mounted heated towel rail, coving to ceiling, ceiling spot lights.

LOUNGE

Double glazed bay window to front, decorative coving and ceiling rose, radiator, power points, fireplace with wooden surround, marble inset and hearth.

RECEPTION TWO

Double glazed sliding doors to garden, double glazed window to side, coving to ceiling, picture rail, power points, open fire place with wooden surround and decorative tiled inset and slate hearth. The owners have informed us that there is access to a gas pipe and a gas fire can be easily installed.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, double glazed sliding doors to patio, tiled floor, part tiled walls, ceiling spot lights, matching wall and base units with work top over, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, built in stainless steel gas cooker with stainless steel cooker hood above, built in fridge, space for dish washer, two radiators, one with decorative cover, built in storage unit, coving to ceiling, ceiling spot lights, boiler housed in wall unit, door to garage.





GARAGE

Double doors to front, door to kitchen/breakfast room, space for fridge freezer, washing machine and tumble dryer, power and lighting, shelving.

LANDING

Double glazed bay window to front, decorative coving, loft access, built in airing cupboard.

BATHROOM

Double glazed window to side, two double glazed velux windows, tiled walls and tiled floor, low level w.c., 'P' shaped bath with mixer tap and wall mounted shower over, ceiling spot lights, wall mounted heated towel rail, wash hand basin with mixer tap and built in vanity unit.



BEDROOM ONE

Double glazed bay window to front, radiator, power points, picture rail, coving to ceiling.

BEDROOM TWO

Double glazed windows to rear and side, coving to ceiling, power points, radiator.

BEDROOM THREE

Double glazed window to rear, radiator, power points, picture rail, coving to ceiling.

GARDEN

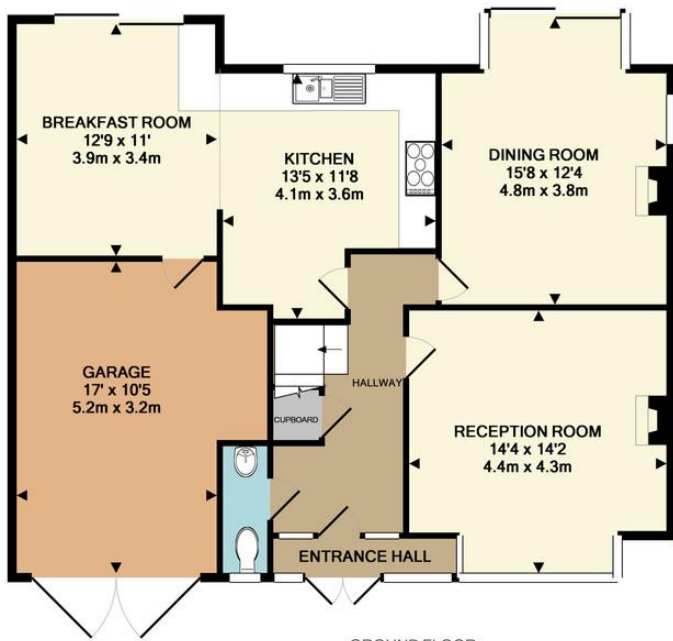
Patio area leading to level lawn and well stocked flower beds and shrub borders, second patio to rear of garden with garden, shed, patio lighting, gated side access. Well maintained front lawn with flower beds.

OFF STREET PARKING

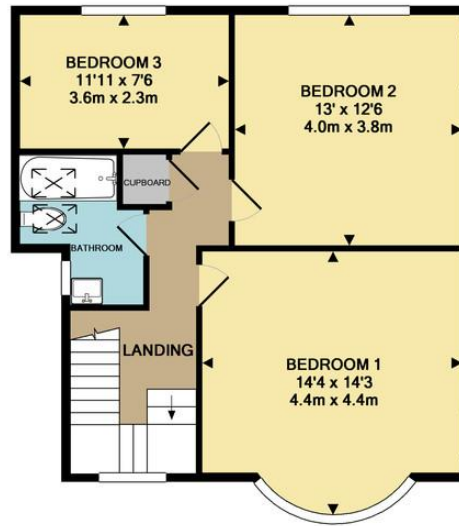
Driveway with access to garage and space for one car.







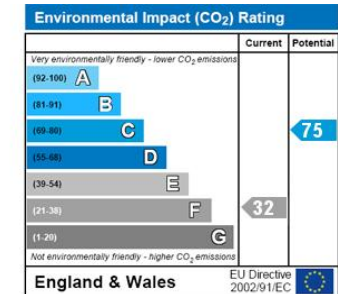
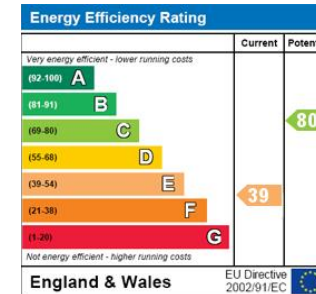
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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7779 Mitchley Avenue
 South Croydon
 Surrey
 CR2 9HN

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