



- Detached House
- Walking distance to Riddlesdown Station
- Three bedrooms
- Two bathrooms
- Approved planning permission

35 Lower Barn Road, Purley, CR8 1HZ

Asking Price Of £575,000

A "chain free" three bedroom detached house situated within walking distance to Riddlesdown train station. This unique property internally offers three bedrooms, two bathrooms, three reception rooms and a fitted kitchen. The current owners have obtained approved planning permission for a two storey side extension and a single storey detached garage to the rear with access via Barn Crescent. This bright and spacious property warrants your earliest inspection offering lots of potential for any buyer wanting to create the perfect home. Off street parking is provided for up to 3 cars via the gravel driveway.





## Property Description

### PORCH

Double glazed sliding doors to porch, front door to:

### ENTRANCE HALL

Wood flooring, radiator, stairs to first floor, doors to :

### LOUNGE

Double glazed Georgian style bay window, radiator, power points, television aerial point, coving.

### DINING ROOM

Feature fire place surround, double glazed window, double glazed sliding doors to garden, radiator, coving, power points, archway to study.

### STUDY

Double glazed window, power point.

### PLAY ROOM / OPTIONAL BEDROOM

Window, door to lean to storage area, power points.

### LEAN TO

Storage area, plumbing for washing machine, space for tumble dryer, power points, door to garden.

### SHOWER ROOM

Tiled flooring, fully tiled walls, window to side, separate shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c. wall mounted heated towel rail.

### KITCHEN

Fitted wall and base units, gas point for cooker, part tiled walls, power points, plumbing for slim line dish washer, tiled flooring, double glazed window, double glazed door to side, space for American style fridge freezer.

### LANDING

Window, access to loft, doors to bedrooms and bathroom.







#### BEDROOM ONE

Double glazed Georgian style window, fitted wardrobes to one wall, power points, radiator.

#### BEDROOM TWO

Double glazed Georgian style window, power points, radiator.

#### BEDROOM THREE

Double glazed Georgian style window, radiator, power points.

#### BATHROOM

Corner bath, low level w.c., pedestal wash hand basin, fully tiled walls, double glazed window.

#### GARAGE

Door to single garage.

#### DRIVEWAY

Off street parking for up to three cars via the gravel driveway.

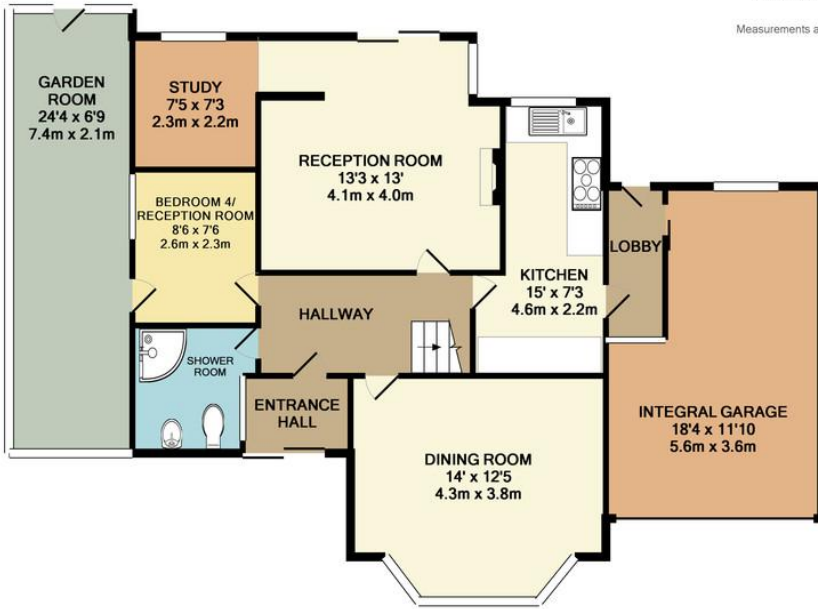
#### PLANNING PERMISSION

Plans are available to see on viewing appointments. The current owners have approved planning permission for a two storey side extension where the garage currently stands, plus permission for a single storey garage to the rear of the garden which would be accessed via Barn Crescent.

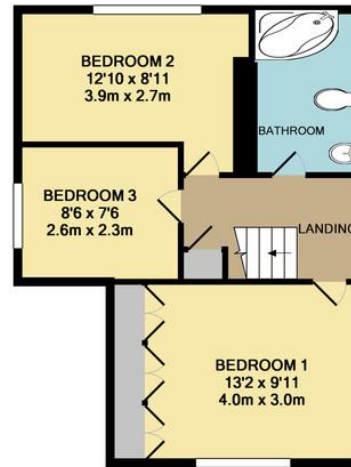


TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

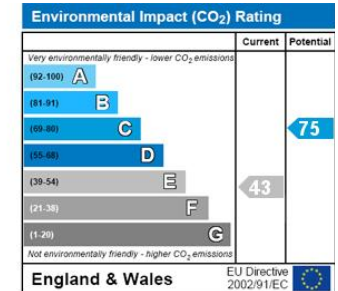
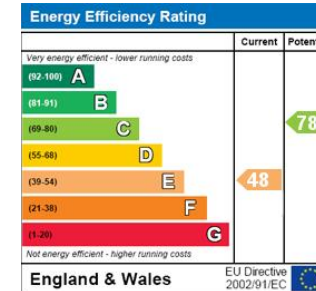
Measurements are approximate, not to scale and for illustrative purposes only.  
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GROUND FLOOR



1ST FLOOR



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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