



- Three Bedrooms
- Two Receptions
- Close to Riddlesdown Station
- Near to Riddlesdown Collegiate
- Off street parking

15 Grisedale Gardens, Purley, CR8 1EN

Asking Price: £489,950

We are pleased to market this three bedroom family semi detached house, situated in a cul de sac location and convenient for Riddlesdown Collegiate (currently rated 'outstanding' by Ofsted). Riddlesdown train station is within approx. 0.6m and has good connections in to London. This well presented property offers two separate reception rooms, a fitted kitchen plus a refitted bathroom, patio area and terraced garden with countryside views and off street parking. There is scope to extend subject to planning permission.



## Property Description

### CANOPIED PORCH

### ENTRANCE HALL

Front door with obscured glazed glass to side, double panel radiator, laminate wood flooring

### LOUNGE

Double glazed bay window to front aspect, coved ceiling, single panel radiator, feature fireplace with wooden surround, marble insert and hearth with gas coal effect fire with back boiler for hot water and central heating

### DINING ROOM

Double glazed sliding patio doors to rear, double panel radiator, laminate wood flooring, coved ceiling, wall mounted thermostat controls, dimmer switch

### KITCHEN

Double glazed window to rear, deep larder cupboard, additional storage cupboard, Range of fitted wall and base units with work surfaces over, built in Stoves double oven in housing with storage above and below, stainless steel sink unit with single drainer sink unit with cupboard below, inset four ring gas hob with extractor fan over, part tiled walls, coved ceiling, inset fridge/freezer in recess alcove, laminate wood flooring, plumbing for washing machine, double glazed door to sideways

### COVERED SIDEWAY

With doors to front and Rear

### STAIRS TO FIRST FLOOR

### LANDING

Access to part boarded loft, Airing cupboard housing hot water tank and shelves, double glazed obscured window

### BEDROOM ONE

Double glazed window to front, double panel radiator, coved ceiling, built in wardrobe cupboard





#### BEDROOM TWO

Double glazed window to rear, single panel radiator, coved ceiling, built in wardrobe cupboard



#### BEDROOM THREE

Double glazed window to front, single panel radiator, deep storage cupboard

#### BATHROOM

Double glazed obscured window, White suite comprising panelled bath with mixer shower taps over, low level W.C, pedestal wash hand basin, down lighters to ceiling, fully tiled walls, tiled floor, coved ceiling



#### BRICK BUILT STORE

With power and light, window to front, space for tumble drier, w.c.

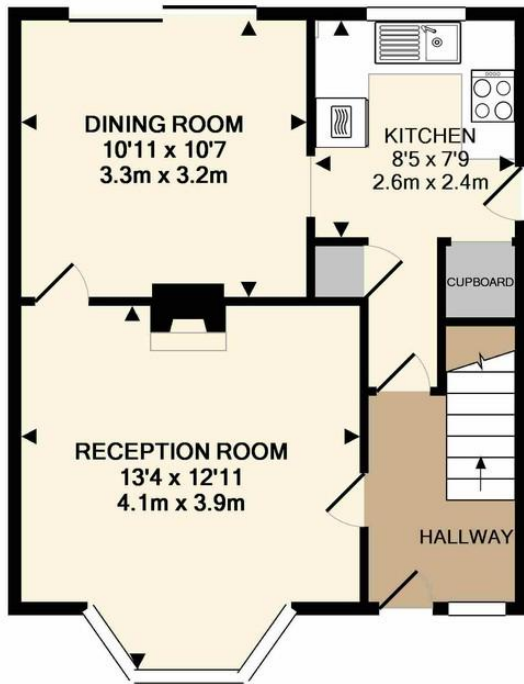


#### REAR GARDEN

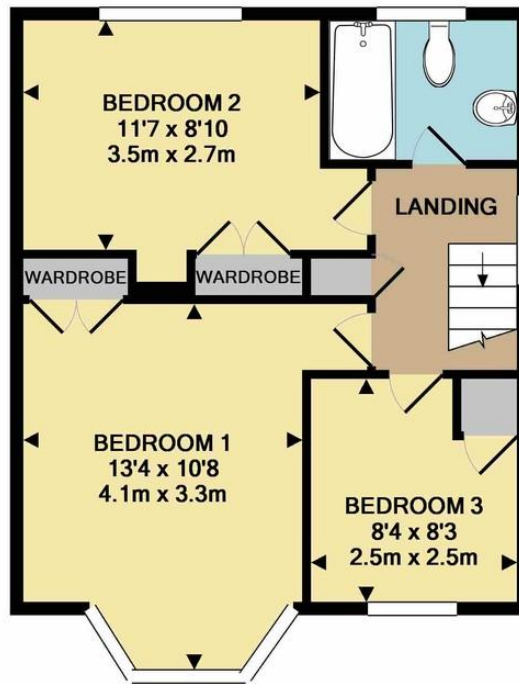
With paved patio, tiered garden which is mainly laid to lawn with paved steps to side, screened by hedges and fencing at rear, water tap, mature shrubs, timber shed at the rear

#### FRONT GARDEN

Driveway providing off street parking



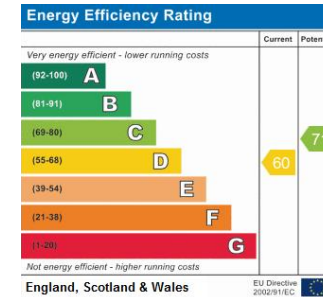
GROUND FLOOR



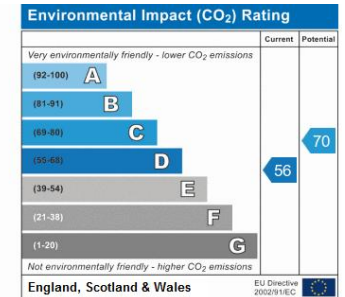
1ST FLOOR

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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Reference:  
 8649-6725-8270-1618-6996



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

77/79 Mitchley Avenue  
 South Croydon  
 Surrey  
 CR2 9HN

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