



11 FAMET AVENUE, PURLEY



**11 FAMET AVENUE
PURLEY
SURREY CR8 2DN**

Kenley & Purley stations 1/2 mile • Croydon 4.5 miles
Banstead • 5.7 miles • Epsom 8.4 miles
London 14.2 miles • Gatwick 17.6 miles
Heathrow 41.5 miles
(all distances are approximate)

Guide Price £475,000 - Freehold

**An attractive semi detached family home
with potential and requiring improvement**

Entrance hall • 2 Reception rooms
Recently refitted kitchen • 2 Bedrooms
Cot room/Study • Modernised bathroom
Separate WC • Front and rear gardens
Loft with potential for conversion
(subject to all necessary consents)

VIEWING

Viewing strictly by confirmed appointment
RH & RW Clutton
01342 410122 Extn.1



VIEWING

Viewing is by prior confirmed appointment with the vendor's sole agents, **RH & RW Clutton in East Grinstead - 01342 410122.**

SITUATION

Famet Avenue is a popular residential road close to Purley town centre. Purley offers a range of shopping facilities and recreational amenities including bars and restaurants. The property also has excellent transport connections having almost immediate access to the A22 and is also within a short walk of Riddlesdown, Kenley and Purley train stations, which provide a regular service to London.

There is a good range of well regarded schools available nearby and easy access to Riddlesdown Common green space.





DESCRIPTION

11 Famet Avenue is an attractive family home which is being offered to the market having been a rental property for many years. The property presents as an excellent project for buyers looking for a home to improve and add value to over time. There is also the potential to better the property by converting the loft to provide a principle bedroom and ensuite bathroom (subject to all necessary consents).

A part glazed front door leads into an entrance hall with stairs leading to the first floor. There is a bright and spacious **sitting room** overlooking the front of the property and a **dining room** with feature fireplace (closed) and direct access into the rear garden. The **kitchen** benefits from recently fitted wall and floor units and an electric hob. There is an electric oven and spaces for a washing machine and fridge freezer and a door leads out to the side of the property. On the first floor are **two good sized double bedrooms**, each with fitted storage, and a **study/cot room**. There is a modern **bathroom** which comprises a white suite with bath and electric shower over, a pedestal wash basin and heated towel rail. There is an adjoining separate **WC**.

OUTSIDE

Steps lead up from Famet Avenue to the front garden which is mainly laid to lawn with some shrubs, hedging and fencing. A side gate leads through a passage and to the back of the property. The rear garden is enclosed by fencing and has steps leading from the path up to a raised lawn area, which could be landscaped to provide a single level area or more interesting tiered sections. There is an outhouse which provides garden storage and also houses the gas meter. On street parking is available on Famet Avenue on a first come, first served basis.

TENURE & POSSESSION

The property is offered freehold with vacant possession on completion. The property is offered for sale as seen and inspected.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.



FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

COUNCIL TAX & EPC

EPC - D
Council Tax Band D - £1384.36 (2022/23).

SERVICES (not tested and therefore not warranted)

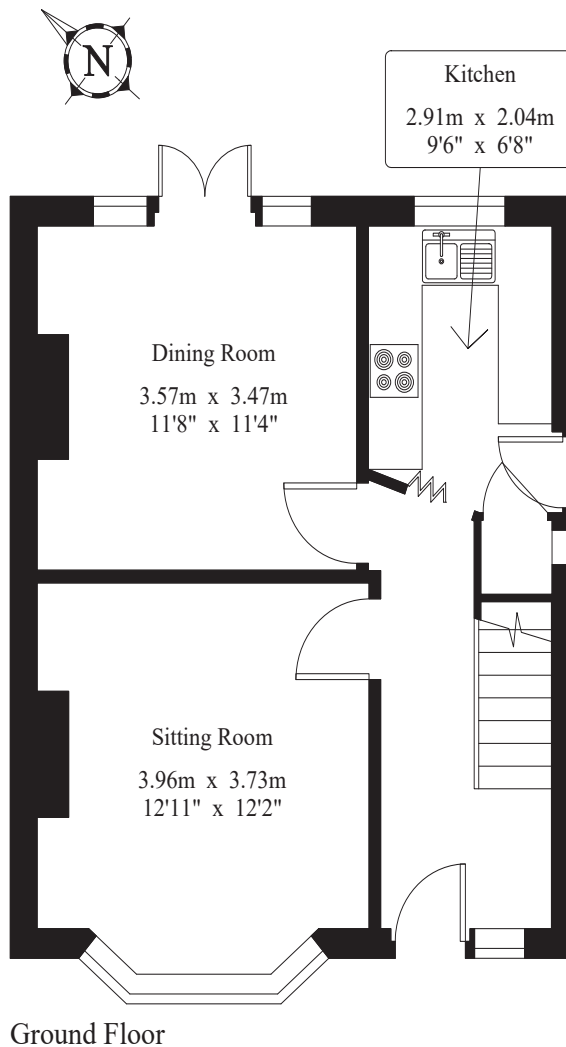
Mains electricity, gas, water and drainage.

LOCAL AUTHORITIES

Croydon Borough Council - 020 7884 5210.

VIEWING

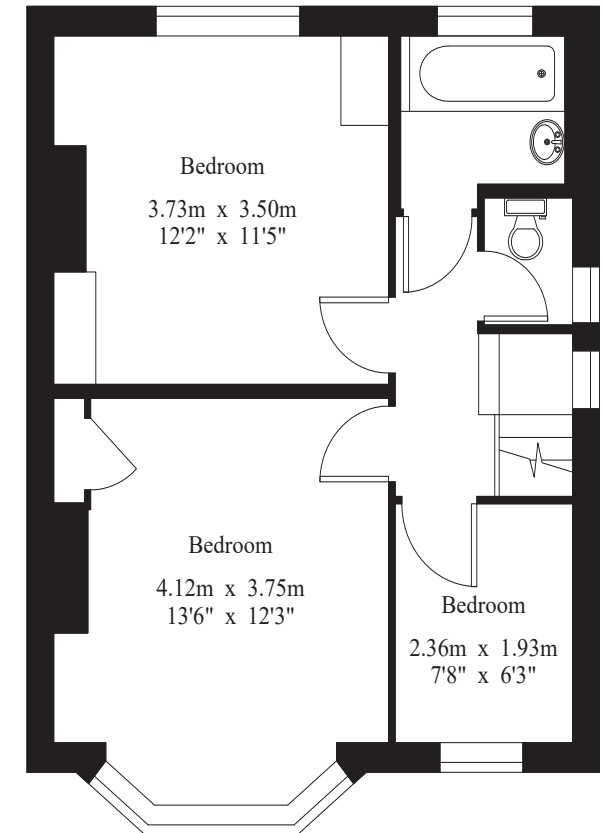
Further details from the sole agents
RH & RW Clutton
01342 410122
agency@rhrwclutton.co.uk



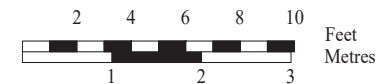
Ground Floor

11 Famet Avenue

Gross Internal Area : 84.9 sq.m (913 sq.ft.)



First Floor



For Identification Purposes Only.

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01342 410122
www.rhrwclutton.com

1 West Street | East Grinstead | West Sussex | RH19 4EY