



31 Cliff End, Purley
Offers Over £525,000

ShineRocks
PROPERTY AGENTS

31 Cliff End

Purley

A charming three bedroom, four reception, two bathroom semi detached home with driveway space for one car. Stairs down from street level to side and main entrance. Walking distance to Purley train station and Purley town centre.

Kitchen with utility space and breakfast/diner area, double aspect study room, sitting room with french doors to patio garden area, living room with fireplace and bay window, downstairs three piece shower room.

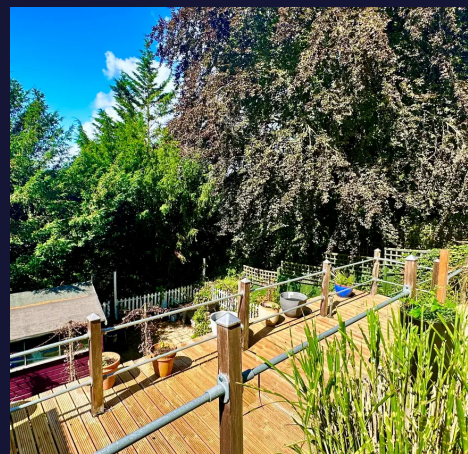
Stairs to first floor landing, principal bedroom with fireplace, built in cupboard space and bay window, second double bedroom with built in wardrobe space, third single room, family three piece bathroom.

Tiered south west facing garden with side access to front garden.

Council Tax band: E

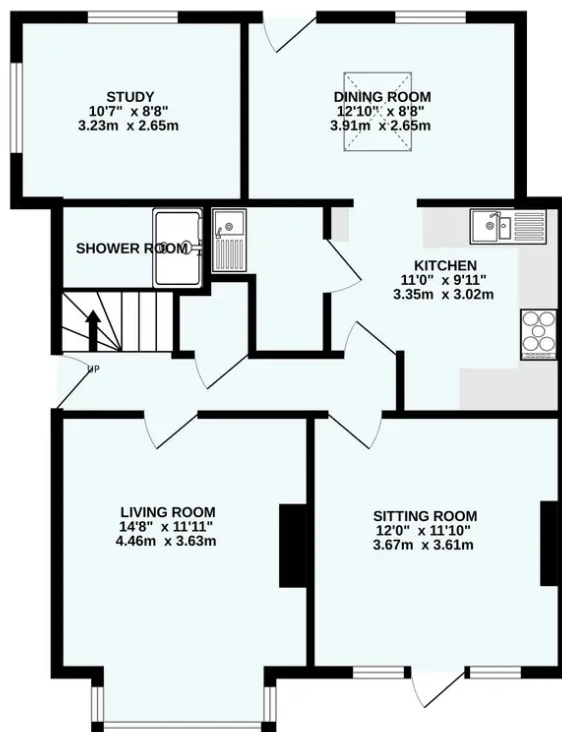
Tenure: Freehold

- THREE BEDROOMS
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- DRIVEWAY SPACE FOR ONE CAR
- NO CHAIN
- COUNCIL TAX BAND - E
- EPC - D
- TENURE - FREEHOLD

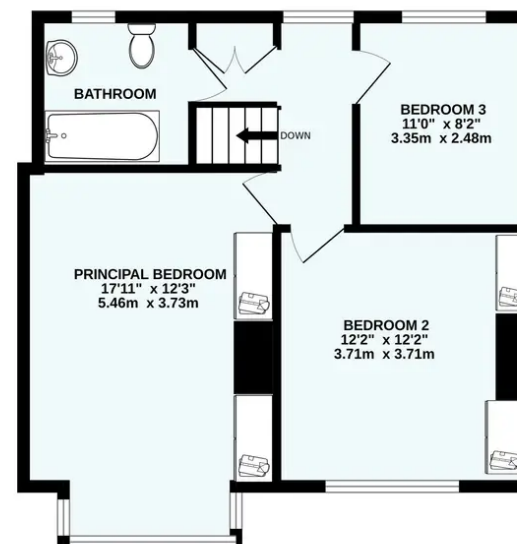




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1412sq.ft. (131.2 sq.m.) approx.
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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.