



21 Monahan Avenue,
Purley, CR8 3BB - Price £850,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

We are pleased to offer to the market this charming 4 bedroom semi detached family home, situated in a much sought after crescent close to Purley mainline train station, shops, bars & restaurants. A choice of local schools from state, grammar, faith & private sector. The property has generous gardens with scope to extend (s.t.p.p). Offering the opportunity to really put your own stamp, on a family home in a great location.

- 4 Double Bedrooms
- Lounge with loggia
- 2 Spacious Reception Rooms
- Breakfast Room
- Potential to Extend S.T.P.P
- Off Street Parking
- Generous Gardens
- Walking Distance to Station
- Tree Lined Road
- Sought after Location



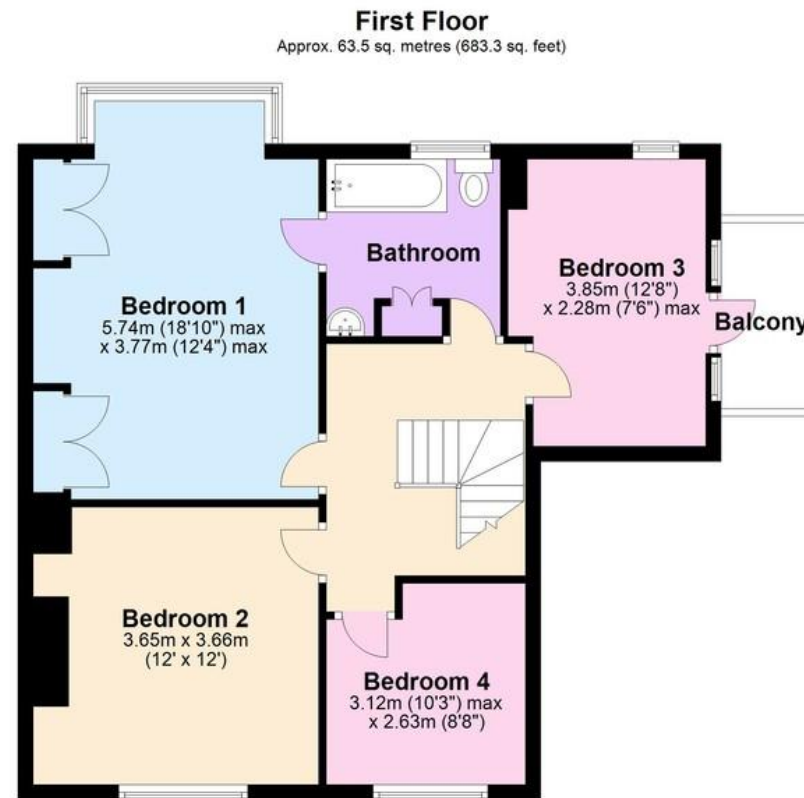
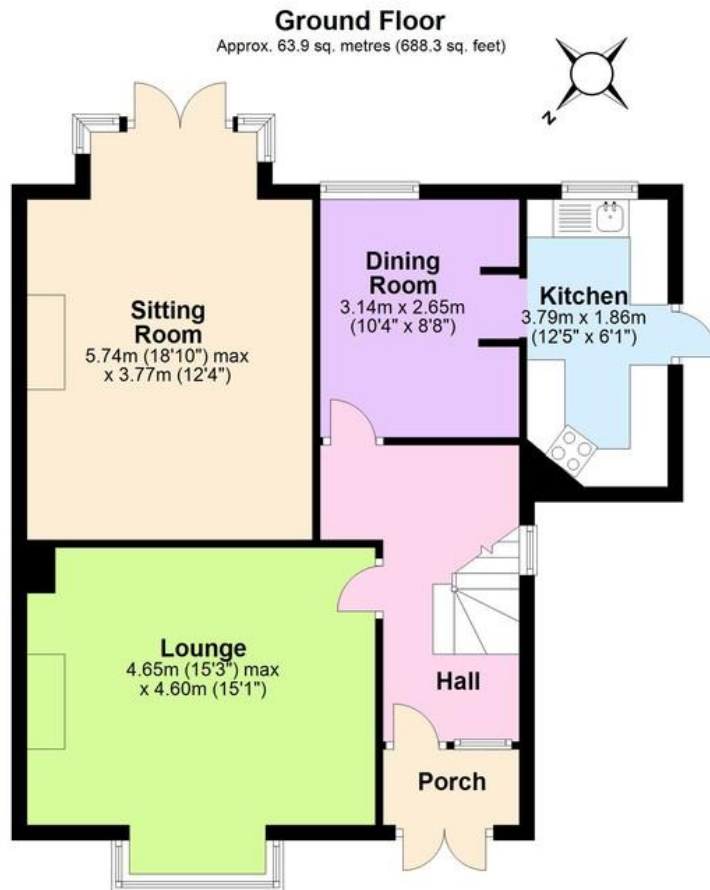


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





Total area: approx. 127.4 sq. metres (1371.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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