64 Downs Court Road, Purley

Offers in Excess of £650,000 FREEHOLD

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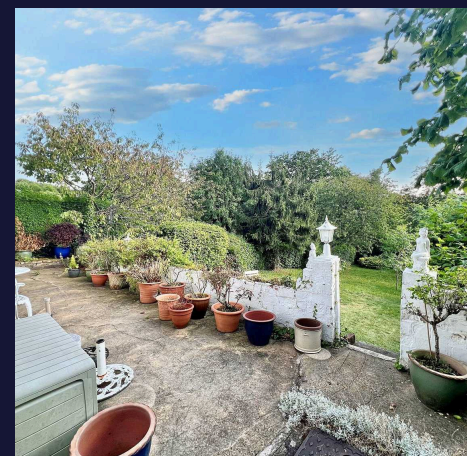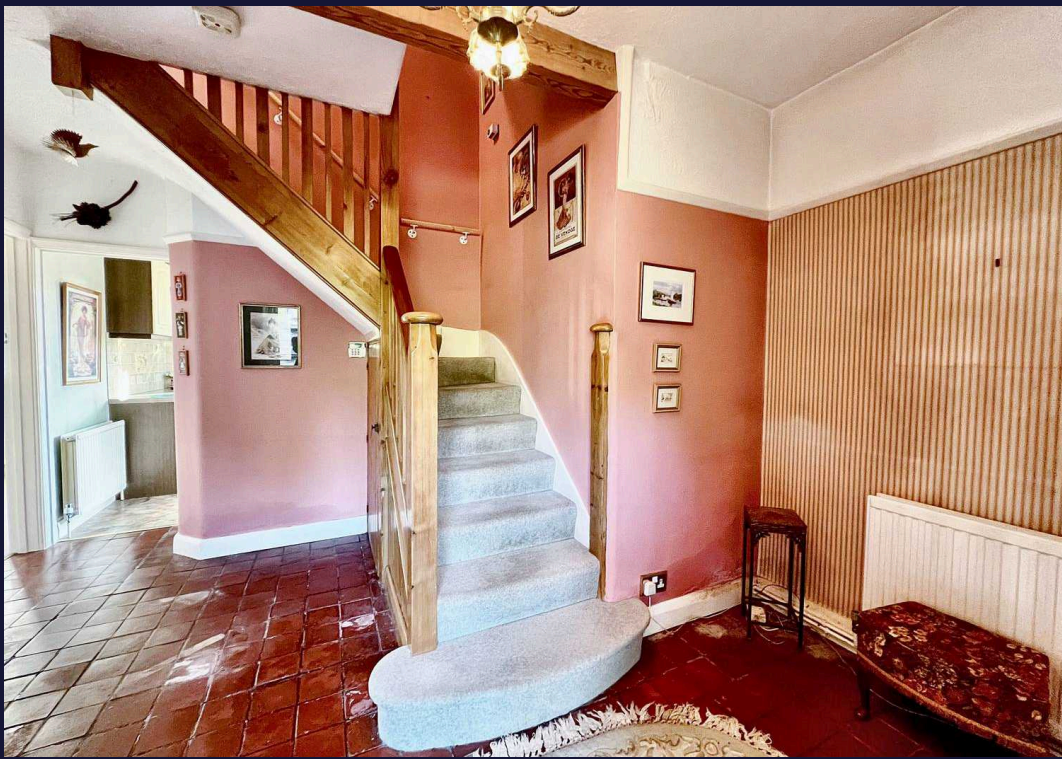PROPERTY AGENTS

64 Downs Court Road

Purley

An extremely attractive, four bedroom, Tudor style semi detached family home with off street parking and a large South West facing rear garden. A lovely family residence offering extension potential subject to planning permission, situated within walking distance of Purley town centre, railway station and Riddlesdown Collegiate. Entrance hall, WC, double aspect kitchen with door to rear garden, living room with fireplace and bay window, dining room with fireplace and French doors to rear terrace. Stairs to first floor landing, principal bedroom with built in wardrobes, three further bedrooms, family bathroom, separate WC. Gated access to front garden, with steps to front door, driveway with off street parking for one car leading to old detached garage. Rear terrace with steps to large West facing rear garden.
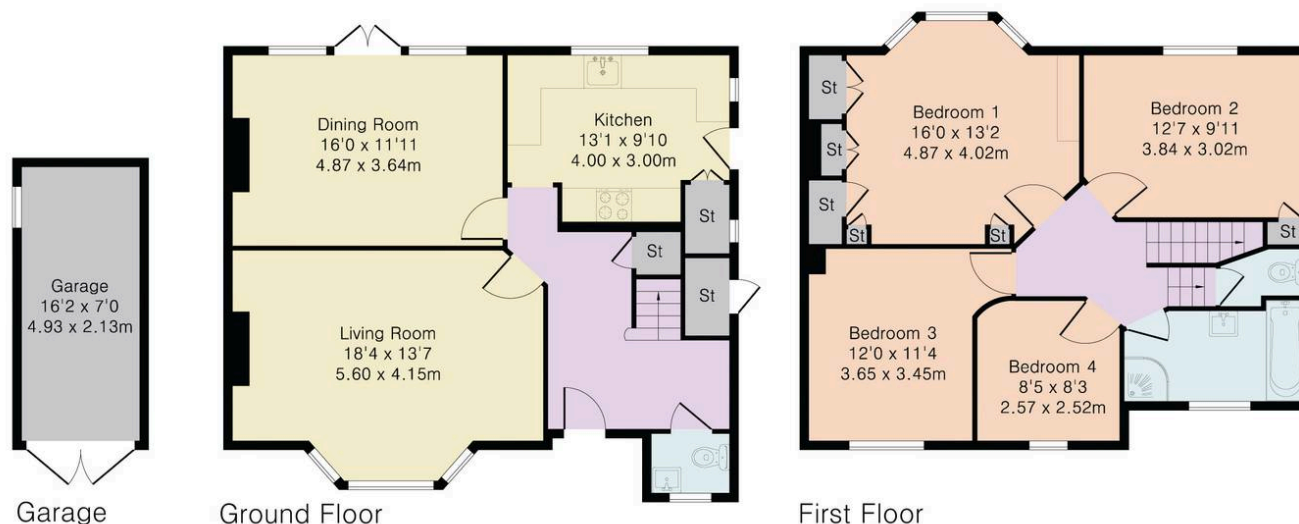
Council Tax band: F

Tenure: Freehold

- FOUR BEDROOMS WITH EXTENSION POTENTIAL STPP
- LARGE SW FACING REAR GARDEN
- OFF STREET & ON ROAD PARKING
- WALKING DISTANCE OF PURLEY TOWN CENTRE & RAILWAY STATION
- ONE MILE FROM RIDDLESDOWN COLLEGIATE
- COUNCIL TAX - F EPC - E

Approximate Gross Internal Area 1465 sq ft – 137 sq m
Ground Floor Area 696 sq ft – 65 sq m
First Floor Area 656 sq ft – 61 sq m
Garage Area 113 sq ft – 11 sq m

Dining Room
16'0 x 11'11
4.87 x 3.64m

Kitchen
13'1 x 9'10
4.00 x 3.00m

St

St

St

Garage
16'2 x 7'0
4.93 x 2.13m

Living Room
18'4 x 13'7
5.60 x 4.15m

St

St

St

Bedroom 1
16'0 x 13'2
4.87 x 4.02m

Bedroom 2
12'7 x 9'11
3.84 x 3.02m

St

St

St

St

Bedroom 3
12'0 x 11'4
3.65 x 3.45m

Bedroom 4
8'5 x 8'3
2.57 x 2.52m

Garage

Ground Floor

First Floor

ShineRocks Estate Agents

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P R O P E R T Y   A G E N T S

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.