



## 3 bed semi-detached house to buy in CR8

Famet Walk, Purley, Purley, Purley, CR8 2DY

**£450,000** Starting Bid

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 Bed Semi Detached Property
- ✓ Car Port
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This inviting semi-detached house situated in the tranquil region of Purley is a delightful family home on the residential sales market. Nestled within a quiet cul-de-sac, the property enjoys a tranquil position right next to the expansive green space of Riddlesdown Common.

Comprising three well-proportioned bedrooms upstairs and an open plan downstairs, this property provides a perfect balance of private and shared living space, making it the ideal accommodations choice for families.

Benefiting from an excellent location, this property ensures convenient access to local amenities including schools, shopping centres, and public transportation.

To fully appreciate the potential that this property holds, viewing is definitely recommended.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Famet Walk, Purley, Purley, Purley, CR8 2DY

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<http://www.gibbs-gillespie.co.uk> - 0208 866 0000