



1 Grisedale Close, Purley, Surrey, CR8 1EL

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Grisedale Close  
Purley  
Surrey CR8 1EL

Offers in Excess of £550,000

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### Description

A well presented three bedroom, semi detached house with woodland to the rear located on a popular residential road near to Riddlesdown Collegiate and Riddlesdown Common. EPC Rating D. Council Tax Band E.

### Accommodation

This three bedroom semi detached house is a great family home. The accommodation downstairs comprises a lounge, dining room, separate kitchen and conservatory currently being utilised as a utility area along with a separate garage. Upstairs there are a further three bedrooms and family bathroom. The rear south facing garden backs onto woodland and is mainly laid to lawn along with garden shed and greenhouse. Internal viewing highly recommended.

### Location

Grisedale Close is located off Grisedale Gardens being within reach of open countryside, Riddlesdown Common, the local parade of shops and restaurants, bus service, Riddlesdown Station, tennis, golf and cricket clubs, Riddlesdown Collegiate, a choice of infant and junior schools, churches together with the more comprehensive range of amenities in both Sanderstead and Purley.





**Grisedale Ct, Purley CR8**  
**Approx. Gross Internal Area 1047 sq. ft / 97.29 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-[www.armedia.co.uk](http://www.armedia.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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