



34 Purley Bury Close, Purley, Surrey, CR8 1HU

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Guide Price £900,000

An excellent opportunity to acquire a substantial four bedroom detached house occupying a generous plot, offering huge potential for extension and improvement and positioned in a highly regarded residential location. EPC Rating C. Council Tax Band G.

The property now requires a degree of modernisation but offers well-proportioned accommodation and an excellent footprint, making it ideal for buyers looking to create a long-term family home tailored to their own specification.

The ground floor comprises multiple reception spaces including a spacious lounge and separate reception room, a dining room, fitted kitchen and ground floor WC. The layout provides flexibility for reconfiguration and extension, subject to the usual consents.

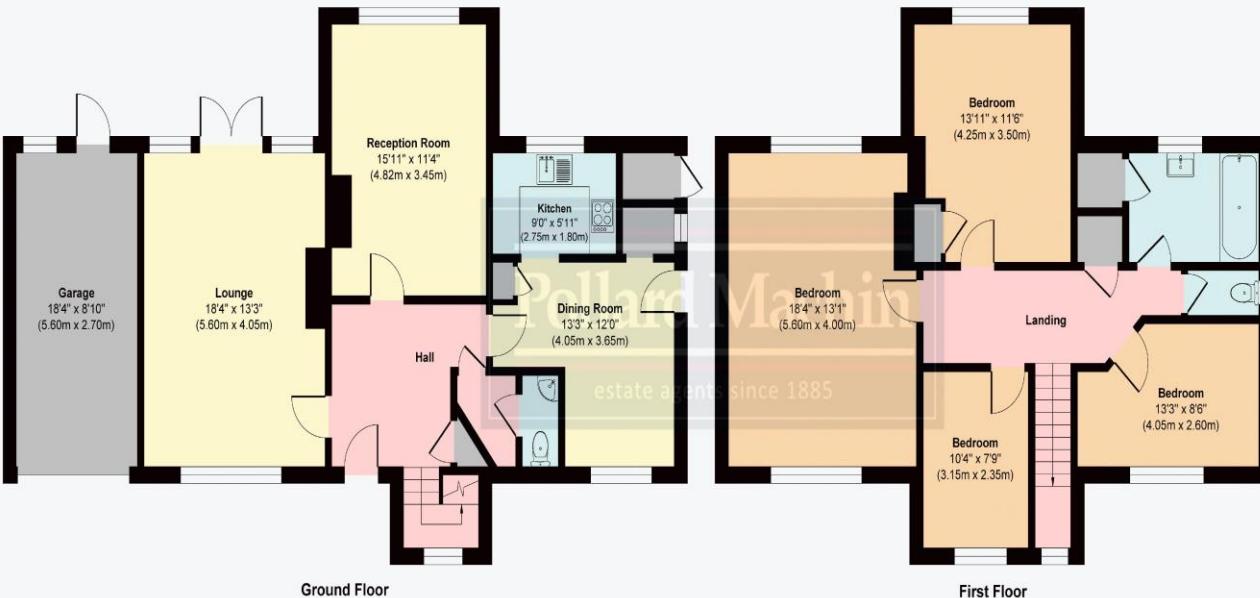
To the first floor are four bedrooms, including two particularly generous doubles, along with a family bathroom and separate WC.

Externally, the house sits on a decent-sized plot, providing ample scope to extend to the rear, side or into the loft (STPP), as well as offering off-street parking and an attached garage.

The property is ideally located for excellent transport links, well-regarded local schools and a range of amenities, making it particularly appealing to families.

Offered to the market with enormous potential and early viewing is strongly advised.





Ground Floor

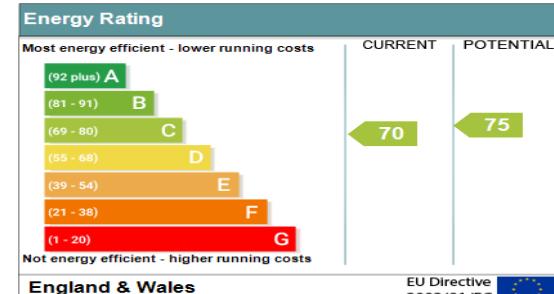
First Floor

Purley Bury Close, Purley CR8
Approx. Gross Internal Area 1647sq ft / 153sq 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 shown.

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Address: 34 Purley Bury Close, PURLEY, CR8 1HU
RRN: 0380-2820-7590-2676-0851



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

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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