



25 Grisedale Gardens, Purley, Surrey, CR8 1EN

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25

Grisedale Gardens

Purley

Surrey CR8 1EN

£650,000

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### Description

A beautifully presented four bedroom, extended, semi detached house with impressive views onto open fields and woodland to the rear located on a popular residential road near to Riddlesdown Collegiate. EPC Rating D. Council Tax Band E. Vendor suited.

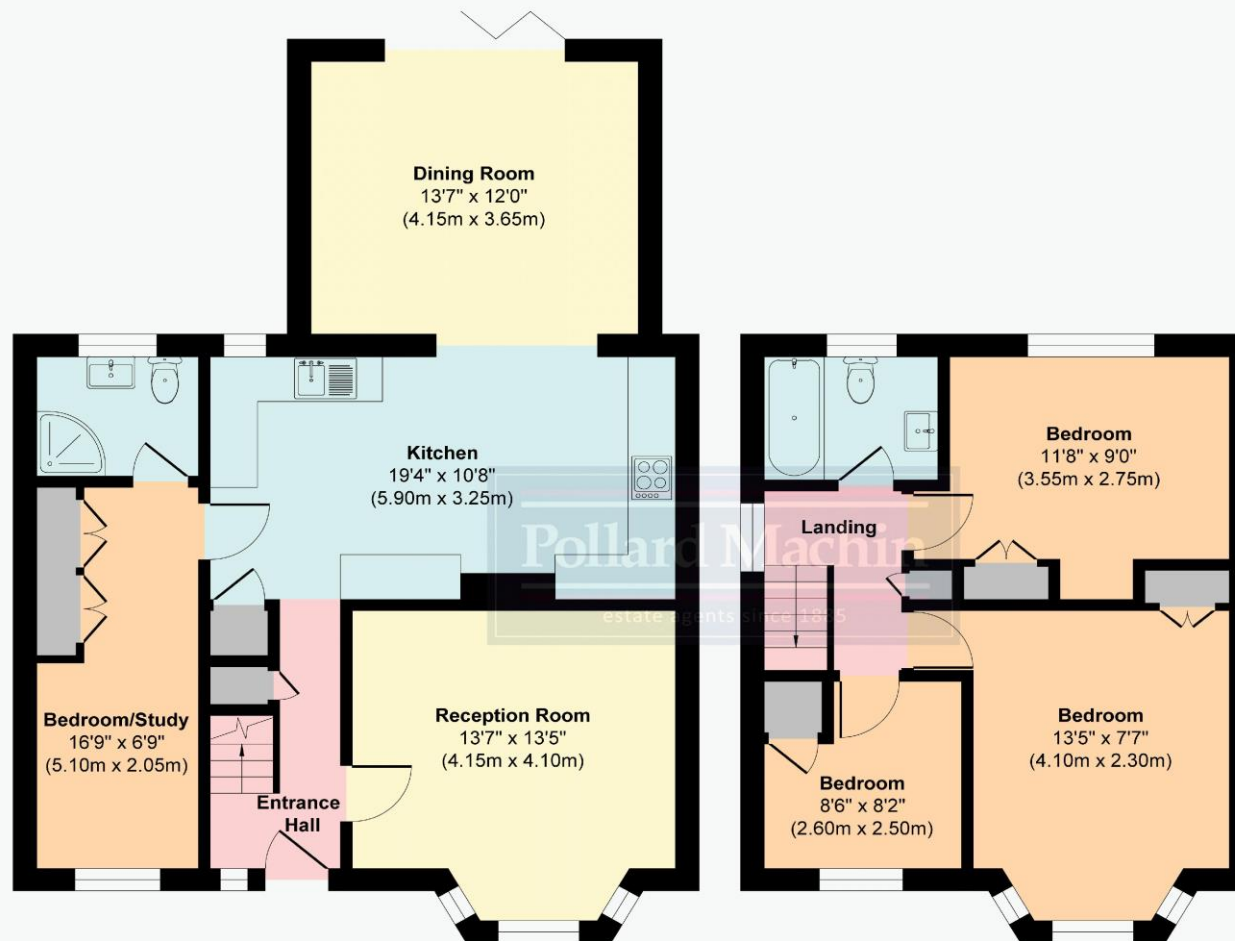
### Accommodation

Within catchment of Riddlesdown Collegiate this beautifully presented and versatile four bedroom semi detached house is a great family home. The accommodation downstairs comprises a lounge, impressive open plan kitchen/reception room and downstairs bedroom/study/playroom with ensuite shower room. Upstairs there are a further three bedrooms and family bathroom. The 90' rear garden backs open fields and woodland and is mainly laid to lawn via a few stairs down to it. Internal viewing highly recommended

### Location

Grisedale Gardens is located off of Derwent Drive and within reach of open countryside, Riddlesdown Common, the local parade of shops, 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.





**Ground Floor**

**First Floor**

**Grisedale Gardens, Purley CR8**

**Approx. Gross Internal Area 1,237 sq. ft / 114.94 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.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.

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**Viewings Strictly by Appointment Only**

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