



35 Glenn Avenue, Purley, Surrey, CR8 2AJ

Pollard Machin

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Glenn Avenue

Purley

Surrey CR8 2AJ

Guide Price £475,000

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A well presented three bedroom terraced home in a sought-after Purley location – offered with no onward chain. EPC Rating D. Council Tax Band D.

Nestled on a quiet residential road, the property offers generous living space, modern conveniences and a welcoming layout ideal for families, first-time buyers or those looking to upsize.

The ground floor features a bright reception room with bay window to the front, perfect for relaxing or entertaining, leading through to a spacious kitchen/dining room that spans the width of the house and opens onto the rear garden. The private rear garden offers an ideal space for outdoor dining, children's play or future landscaping projects. A practical entrance hall completes the ground floor.

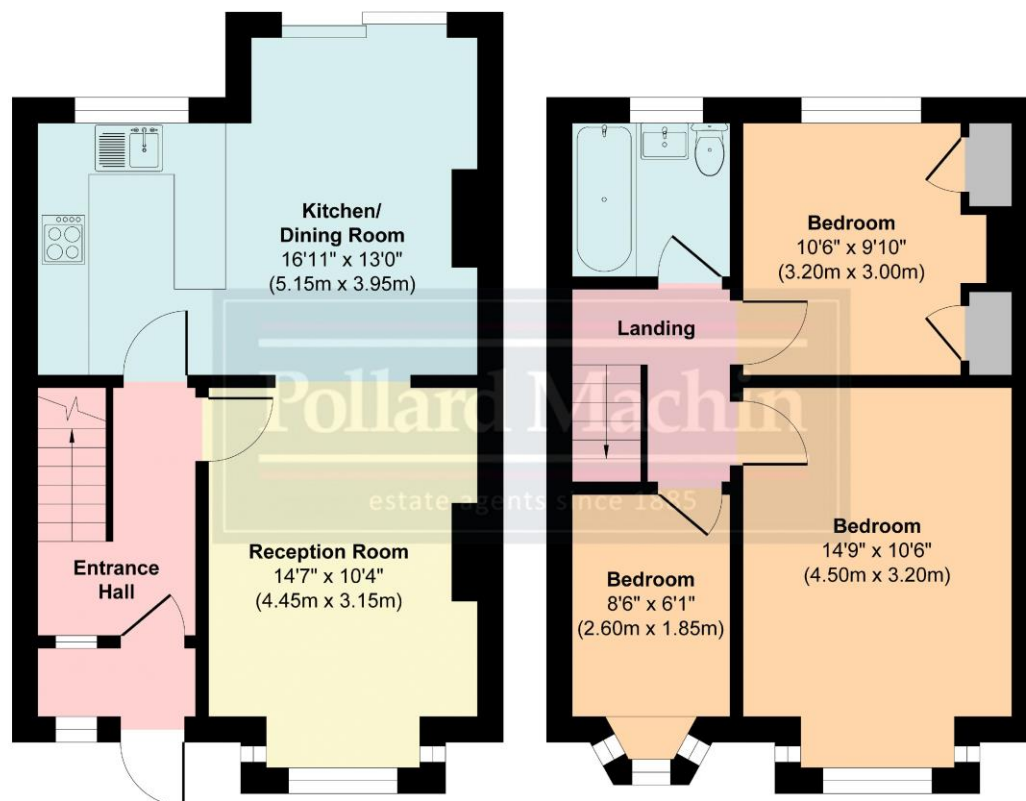
Upstairs, the home offers three bedrooms—two generous doubles and a well-proportioned single—served by a family bathroom. The layout provides flexibility for guest rooms, home offices or nurseries. Additional benefits include a driveway providing off-street parking, gas central heating, double glazing and the major advantage of being sold with no onward chain, allowing for a smooth and swift purchase.

Situated close to transport links, reputable schools and local amenities, this delightful home presents an excellent opportunity to secure a property in a popular and convenient area.

Key Features: Three bedrooms
Spacious kitchen/dining room
Bright front reception room
Private rear garden
Driveway with off-street parking
No onward chain
Quiet, desirable location in Purley.

A wonderful home ready for its next chapter—early viewing is highly recommended.





Ground Floor

First Floor

Glenn Ave, Purley CR8

Approx. Gross Internal Area 827 sq. ft / 76.79 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 shown.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 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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