

## 3 Bedroom Semi-Detached House for Sale - £489,950

Grasmere Road, Purley, Surrey, CR8 1DY



### KEY FEATURES

- LOTS OF POTENTIAL FOR EXTENSION • THREE BEDROOM SEMI DETACHED HOUSE • LARGE REAR GARDEN • OFF STREET PARKING AND GARAGE • TWO RECEPTION ROOMS • FAMILY BATHROOM • ADDITIONAL WC



## Description

A traditional 1930s semi-detached family home located on a tree lined residential road on the borders of Riddlesdown. The property accommodation in brief consists of; entrance hallway, stairs to first floor landing, front reception room with bay window, rear reception with double glazed sliding patio doors leading to the sun lounge and fitted kitchen with side access. To the first floor the landing has loft access and a side aspect single glazed stained glass window. There are three bedrooms, separate wc and a family bathroom. The rear garden is of a good size and provides a patio, lawn areas as well as a variety of flowers, shrubs and trees. To the front of the property is a lawned area and driveway. Call Bishop Estates to arrange a viewing on 01689 873 796. Disclaimer: Please note the seller of this property is related to a member of Bishop Estates.

## Ground Floor

**ENTRANCE HALL - 14' 2" x 5' 8" (4.32m x 1.74m)** Carpet, radiator, Wooden front door, stained glass single glazed window to side.

**LOUNGE - 13' 10" x 10' 8" (4.24m x 3.28m)** Double glazed bay window to front, carpet, radiator.

**DINING ROOM - 13' 3" x 10' 9" (4.06m x 3.28m)** Radiator, carpet, double glazed sliding patio doors to sun lounge.

**SUN LOUNGE - 10' 3" x 6' 0" (3.13m x 1.83m)** Single glazed sun lounge, single glazed door to side.

**FITTED KITCHEN - 9' 4" x 6' 2" (2.86m x 1.89m)** Matching range of wall and base units with work tops over, stainless steel sink and drainer, double glazed window to rear, wall mounted boiler, integrated hob with extractor hood over, built in double oven, space and plumbing for washing machine and dishwasher, part tiled walls, carpet tiled floor, radiator, double glazed window to rear, single glazed wooden door to garden.



## First Floor

**FIRST FLOOR LANDING -** Carpet, single glazed stained glass window to side, access to part boarded loft.

**BEDROOM ONE - 14' 2" x 9' 6" (4.34m x 2.9m)** Double glazed bay window to front, radiator, carpet, built in wardrobes with central dressing area.

**BEDROOM TWO - 12' 8" x 10' 0" (3.88m x 3.06m)** Double glazed window to rear, carpet, built in wardrobe cupboards.

**BEDROOM THREE - 7' 4" x 6' 1" (2.27m x 1.86m)** Double glazed window to front, carpet, radiator.





**SEPARATE WC** - Low level wc, carpet, double glazed frosted window to side.

**BATHROOM** - 5' 10" x 5' 5" (1.8m x 1.67m) White bathroom suite comprising of panelled bath with mixer tap and shower attachment, glass shower screen, fully tiled walls, low level wc, wash hand basin inset vanity cupboard, carpet, frosted double glazed window to rear.

#### Exterior

**FRONT GARDEN** - Off street parking, lawned area, gated enclosed.

**REAR GARDEN** - Steps down to lawn area, rockery garden, large rear garden mainly laid to lawn with flower and shrub borders, garden shed, side access to front, outside tap.

**GARAGE** - With power and light, up and over door.

