

2 Meadow Hill, Purley, Surrey, CR8 3HL
£875,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Situated in a desirable residential no through road in West Purley, this four bedroom detached home presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes. The property offers generous and versatile accommodation, but one of the most

appealing features is the large, established gardens. No chain.



ROOMS

Situated in a desirable residential no through road in West Purley, this four bedroom detached home presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes.

The property offers generous and versatile accommodation, including four bedrooms and two reception rooms, providing plenty of space for family living.

One of the property's most appealing features is its very large, established rear garden which boasts mature perimeter borders, well-stocked borders and plenty of further potential, an ideal space for entertaining, families and keen gardeners. To the front, a large garden and driveway provide ample off street parking. There may also be potential to extend, subject to the necessary planning permissions and consents.

Offering space, privacy and exciting future potential, this is an ideal opportunity for purchasers wishing to put their own stamp on a property and create a wonderful long-term family home.

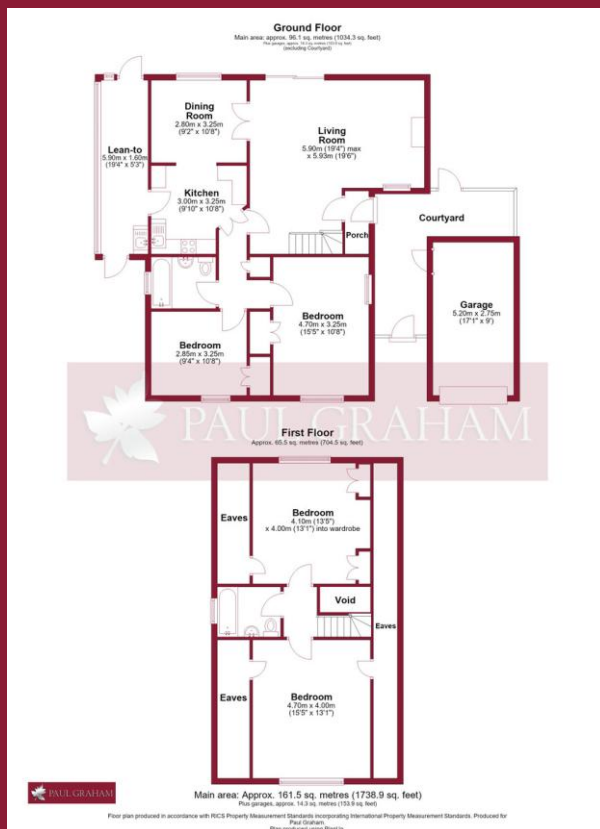
The location is particularly convenient for families, with Woodcote High School and Woodcote Park Golf Club nearby. Purley station provides rail connections towards London, making the property well placed for commuters and those seeking access to the wider area.



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk