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MARRIOTT VERNON

ESTATE AGENTS

22 Mitchley Avenue, Purley, CR8 1DT

Guide price £600,000



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# 22 Mitchley Avenue Purley, CR8 1DT

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Marriott Vernon welcome to the market this four bedroom detached family home with double garage, off street parking and no onward chain. The property does require a programme of modernisation throughout but offers versatile accommodation and is conveniently situated in a sought after location close to local amenities and excellent schools.

Accommodation comprises entrance hall with WC, stairs rising to the first floor and access to two generous reception rooms with front and rear views respectively. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances along with a separate utility room. To the first floor is a spacious landing, four bedrooms, family bathroom and separate WC. The property offers generous accommodation, views to the front, double garage with off street parking, private rear garden and loft storage.

Located in close proximity of Riddlesdown Collegiate and Riddlesdown Common whilst Riddlesdown Station is just 0.3 miles from the property. Sanderstead village offer a variety of local amenities including a large Waitrose and the open space of Sanderstead recreation ground whilst there are a selection of good local bus routes providing an easy connection into Croydon and Purley town centres for wider variety of shops, bars, restaurants and leisure facilities including Purley Downs Golf Club and Purley Bury Tennis Club.

Viewings are highly recommended.









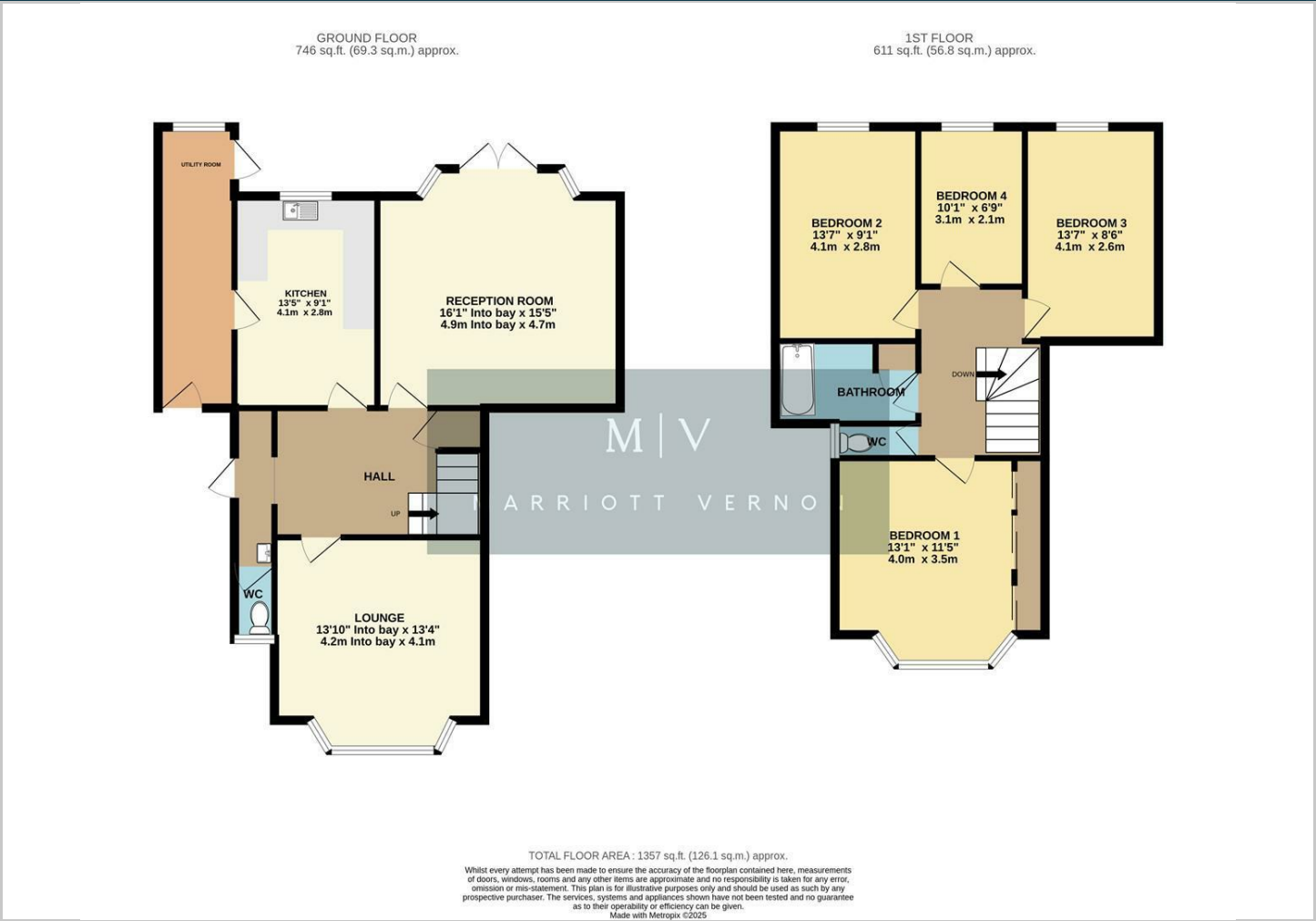


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Floor Plans



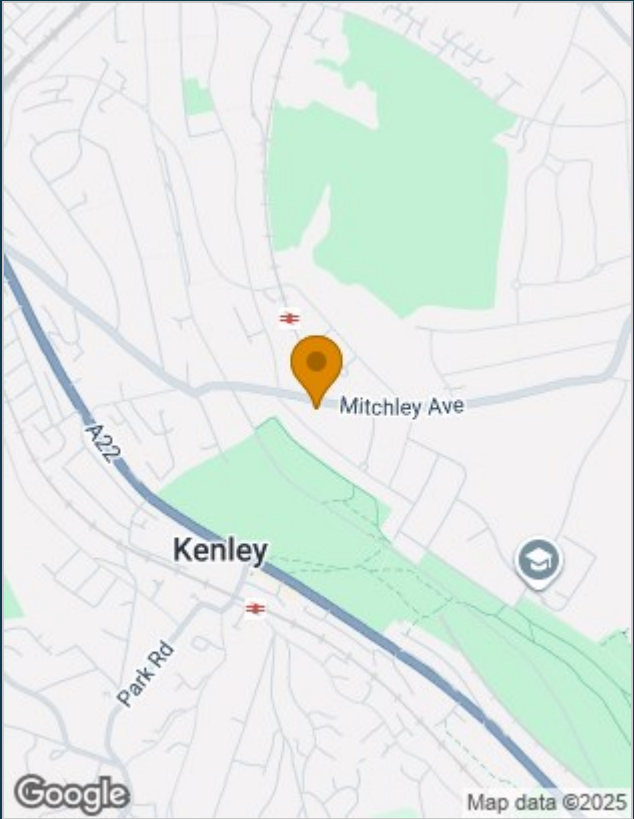
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC