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MARRIOTT VERNON
ESTATE AGENTS



12 Rydal Close, Purley, CR8 1HP

Guide price £325,000



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Guide Price £325,000-£335,000

Marriott Vernon present to the market this well presented two double bedroom first floor maisonette with balcony and private garden, ideally situated close to Riddlesdown station. The property offers bright and spacious accommodation with modern interiors - ideal for homeowner or investor buyer alike. Features include a spacious dual aspect reception room, separate kitchen, modern shower room, gas central heating with double glazing and long lease or 171 years.

Accommodation comprises own entrance with stairs rising to the first floor, leading into the dual aspect reception room with direct access onto the private balcony, and doorway through to the separate kitchen. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, plus a family bathroom.

The property is conveniently located within just a short walk of Riddlesdown station providing fast and frequent connections into Central London, as well as numerous regular bus routes linking the surrounding area. There are a selection of local shops nearby, with the centre of Purley within easy reach, offering an array of shops, bars, cafes and restaurants, as well as supermarkets and amenities. The area is also well served by excellent local schools and beautiful open spaces.



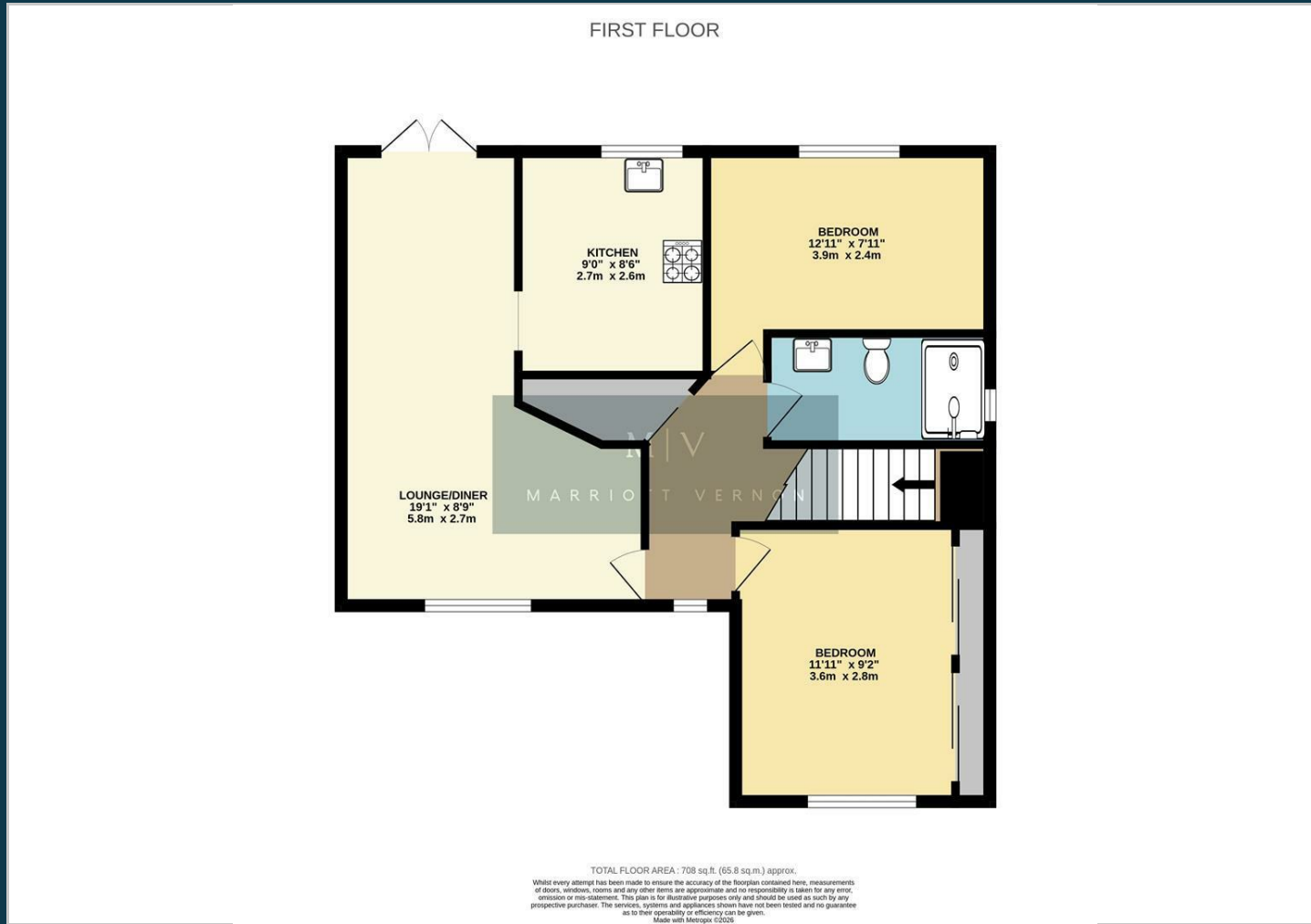




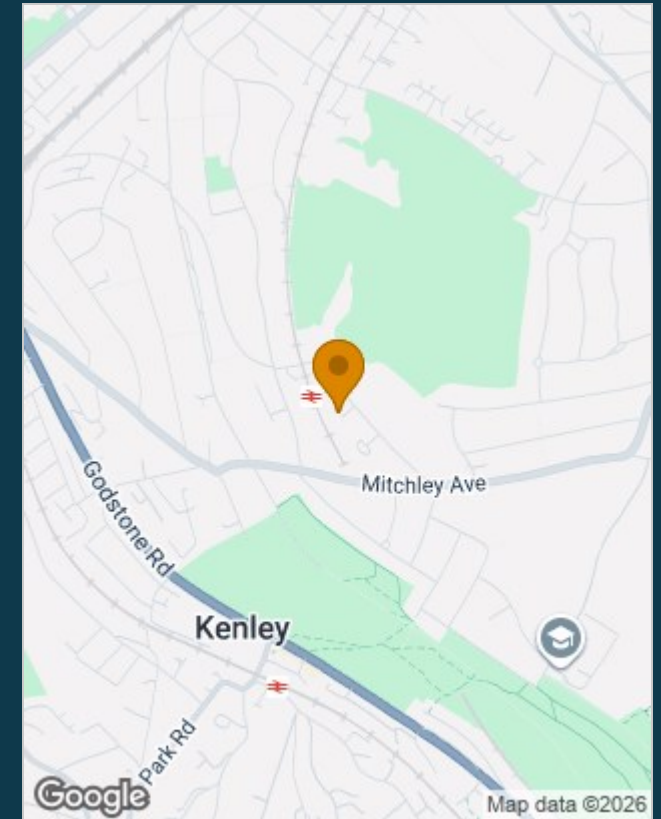
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Floor Plans

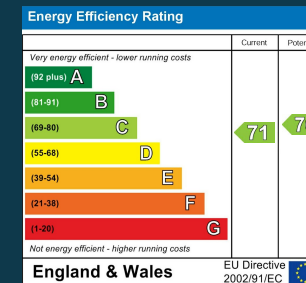


Location Map



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.