



Ryewood House

Situated on a popular road within ideal proximity to Purley Town Centre this stunning one-bedroom property includes allocated enclosed off-street parking.

Benefiting from a contemporary design, the interior includes an open-plan lounge/kitchen with integrated appliances, a good-size bedroom with balcony looking over communal grounds, a modern bathroom and entrance hall.

In addition to the enclosed off-street parking, features include communal grounds.

Purley Railway Station provides swift and direct access to London Bridge, London Victoria, Kings Cross, St. Pancras, Gatwick Airport and Brighton as well as many other stations. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network. Coulsdon Manor Golf Club & Reedham Park Tennis Club are amongst popular local destinations while a variety of amenities, shops, gyms and restaurants can be found in Purley Town Centre.

£ 340,000

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Lounge Area

The lounge area is open-plan with the kitchen and includes double-glazed leaded-light effect two-casement window, two electric heaters, wooden flooring and down-lights.



Kitchen Area

The kitchen area includes wall & base level units with work surface area, Bosch oven with concealed extractor hood, four-ring induction hob, under-mount sink with drainer, integrated fridge-freezer, integrated Bosch dishwasher and smoke alarm.



Hallway

The hallway includes wooden flooring, electric heater and cupboard housing hot water cylinder and with space for washer/dryer.



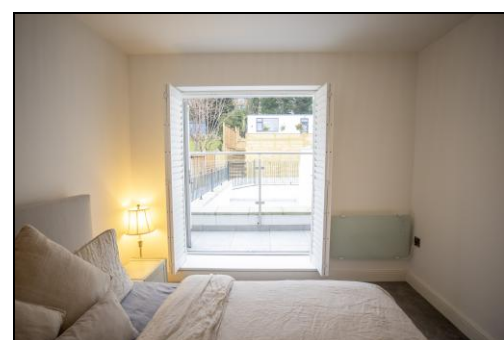
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Bathroom

The bathroom includes low-level W.C with dual-flush & concealed cistern, tiled floor, tiled walls, chrome heated towel rail, wash-hand basin with stainless-steel mixer tap, panel-enclosed bath with wall-controls, rain shower touch button & shower hose attachments, extractor fan and down-lights.



Bedroom

The bedroom includes electric heater, shutter wardrobes and double-glazed glass-panel double doors with shutter blinds leading to balcony.



Communal Grounds

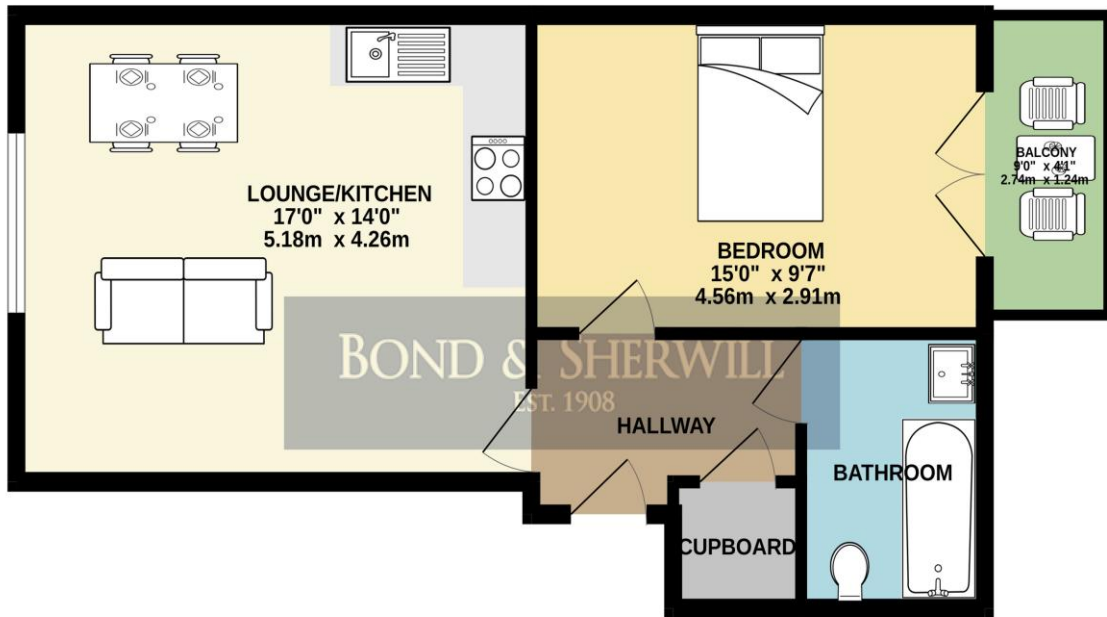
The communal grounds include allocated enclosed residents' parking and communal grounds.



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FIRST-FLOOR
491 sq.ft. (45.6 sq.m.) approx

TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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