

52 Mitchley Avenue
Purley, CR8 1DN

Guide Price £575,000



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Nestled on an elevated plot in the sought-after Riddlesdown area, this spacious three-bedroom detached home offers a wonderful blend of comfort, convenience, and outdoor lifestyle. With Riddlesdown Common just moments away, you'll have endless opportunities to enjoy scenic walks and tranquil green space right on your doorstep.

Families will appreciate the proximity to highly regarded schools including Riddlesdown Collegiate, while commuters benefit from easy access to Riddlesdown mainline station and well-connected bus routes.

Inside, the home is generously proportioned throughout. A wide and welcoming entrance hall sets the tone on arrival, leading to two separate reception rooms – ideal for both relaxing and entertaining. The kitchen offers plenty of storage and leads into a useful utility room, perfect for keeping everyday life organised.

Upstairs, there are three well-sized bedrooms, a family bathroom, and a separate W/C – ideal for busy households.

Outside, the garden provides a private and peaceful space to enjoy. With side access on both sides of the property, a patio for summer dining, mature trees and shrubs, and a lawned tiered garden with a large shed, there's plenty of room to unwind, play or potter.





Entrance Hall
8'11" x 12'4" (2.73m x 3.77m)

Living Room
12'2" x 14'5" (3.73m x 4.4m)

Dining Room
12'3" x 16'1" (3.75m x 4.92m)

Kitchen
8'10" x 9'8" (2.71m x 2.97m)

Utility Room
5'11" x 5'11" (1.81m x 1.81m)

Landing
5'0" x 7'3" (1.54m x 2.23m)

Bedroom
12'4" x 16'2" (3.77m x 4.93m)

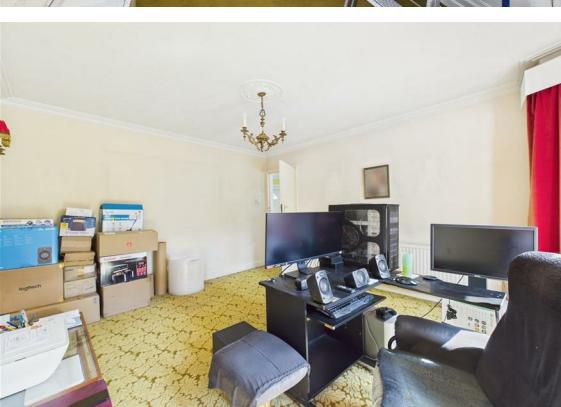
Bedroom
11'8" x 14'9" (3.57m x 4.5m)

Bedroom
9'0" x 7'4" (2.75m x 2.26m)

WC
2'5" x 4'5" (0.75m x 1.36m)

Bathroom
6'11" x 7'3" (2.11m x 2.21m)

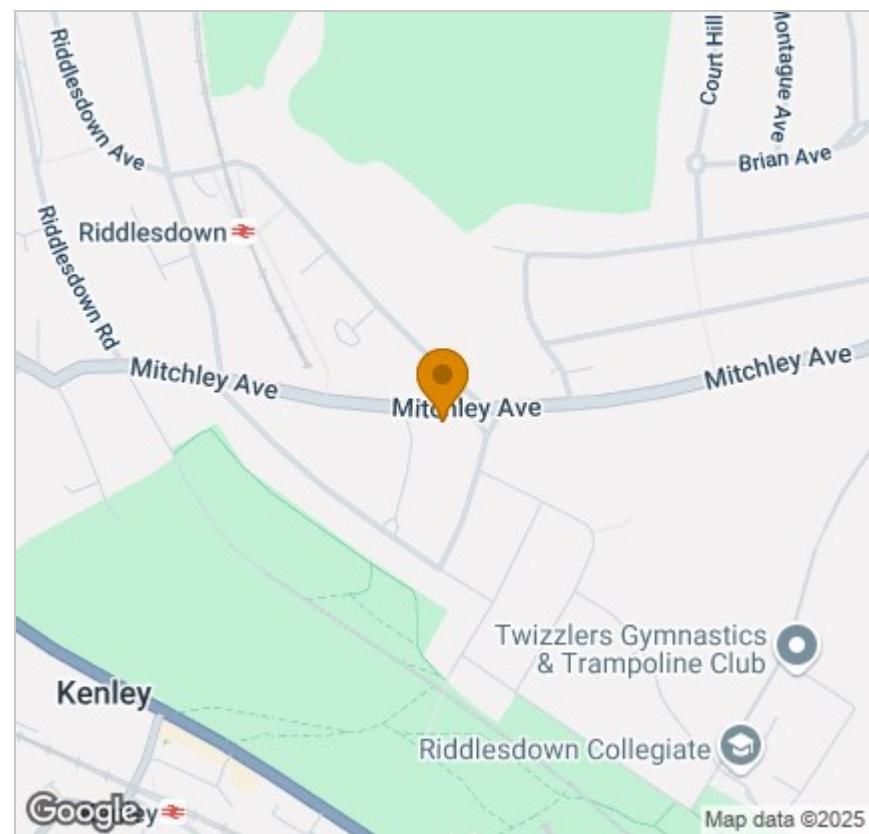
Garage
8'1" x 15'5" (2.47m x 4.72m)



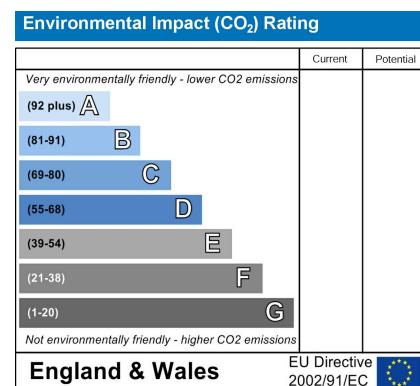
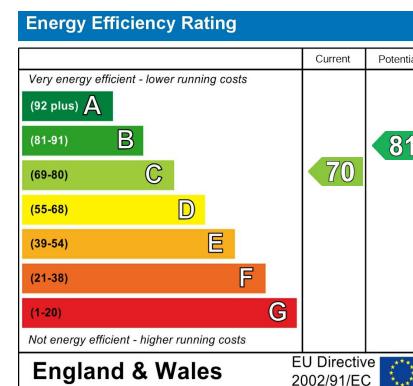
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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