

**48 Famet Avenue**  
**Purley, CR8 2DN**

**Guide Price £599,950**



## 48 Famet Avenue Purley, CR8 2DN

Located on a quiet no through road, this extended 3/4 bedroom home offers generous and versatile living space, ideal for families or those looking for flexibility as their needs change.

The property has been thoughtfully extended on the ground floor to create an enlarged living room and kitchen, providing excellent space for everyday living and entertaining. There is also an additional room on the ground floor which works equally well as a bedroom, home office or gym, making it a highly adaptable space. A separate dining room, downstairs W C and welcoming porch complete the ground floor accommodation.

Upstairs, the home offers two comfortable double bedrooms, both benefiting from built in wardrobes, alongside a single room currently used as a home office. The family bathroom is fitted with a four piece suite, creating a practical and well balanced layout for family life.

Externally, the property continues to impress. Set in an elevated position, it enjoys far reaching views across Purley and Kenley, while off road parking is available for two vehicles. The rear garden is a real standout feature, fan shaped in design and arranged with a patio seating area, lawn and well stocked flower beds. To the rear of the garden are two large sheds or outbuildings, ideal for storage, hobbies or further workspace. There is also direct access onto a footpath leading straight through to Riddlesdown Common, perfect for walking, running and enjoying open green space.

Well positioned for local schools, transport links and everyday amenities, this is a fantastic opportunity to secure a spacious home in a peaceful setting with excellent access to Purley, Kenley and the surrounding countryside.





Entry  
1'3" x 5'7" (0.40m x 1.72m)

Hallway  
13'5" x 3'10" (4.10m x 1.19m)

Dining Room  
13'1" x 12'1" (4.00m x 3.70m)

Living Room  
21'3" x 11'3" (6.49m x 3.45m)

Kitchen  
22'0" x 6'10" (6.71m x 2.09m)

Bedroom  
17'3" x 6'9" (5.27m x 2.08m)

WC  
4'7" x 2'6" (1.40m x 0.78m)

Landing  
6'8" x 6'3" (2.05m x 1.92m)

Bedroom  
13'3" x 9'10" (4.05m x 3.02m)

Bedroom  
11'5" x 10'1" (3.48m x 3.09m)

Office  
8'8" x 6'4" (2.65m x 1.94m)

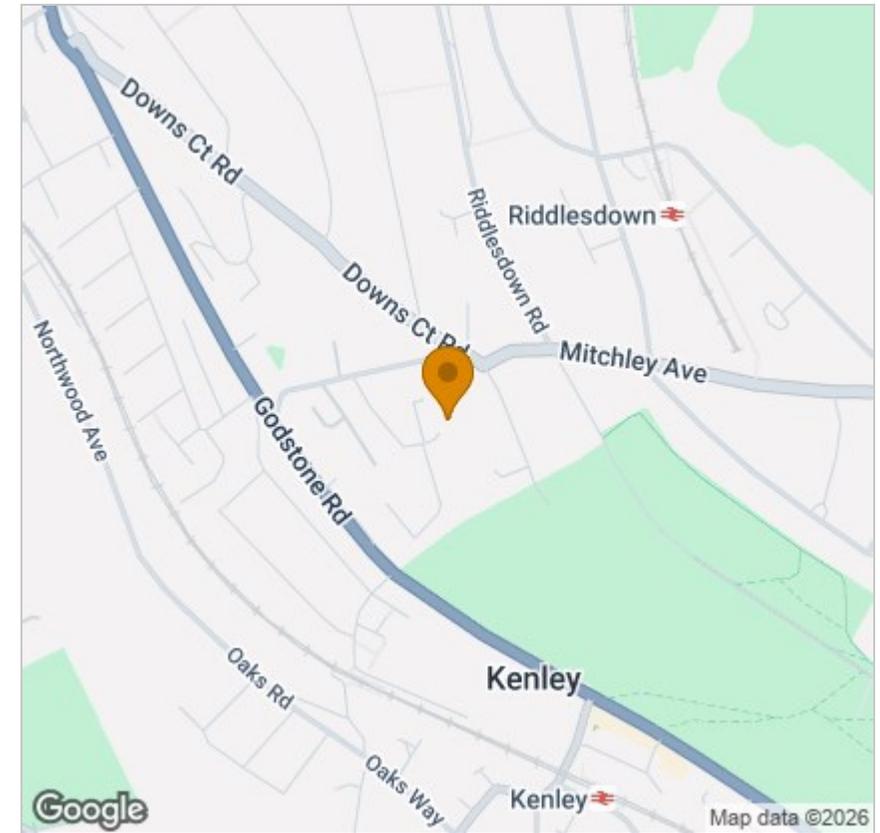
Bathroom  
8'2" x 6'3" (2.51m x 1.91m)



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

