



**Price**

**£280,000**

**Leasehold**

2x  1x  1x 

**Lower Barn Road,  
Purley, Surrey, CR8**

**cubitt & west**  
Helping you move forwards

## Main features

- First floor split level maisonette with communal garden
- Walking distance to Riddlesdown station & local shops
- Updating required throughout
- Close proximity to Riddlesdown Common
- Fantastic first time buy or investment opportunity

## Accommodation

### FIRST FLOOR

Hallway

Kitchen: 11'6 x 8'9 (3.51m x 2.67m)

Lounge/Diner: 14'9 x 14'5 (4.50m x 4.40m)

### SECOND FLOOR

Landing

Bedroom 1: 15'9 x 11'5 (4.80m x 3.48m)

Bedroom 2: 9'5 x 9'1 (2.87m x 2.77m)

Bathroom: 6'2 x 5'5 (1.88m x 1.65m)

### OUTSIDE

Communal Garden



### Nearest Schools

Primary Schools: Roke Primary 0.5 miles, Christ Church CofE Primary (Purley) 0.8 miles, Gresham Primary 0.9 miles  
Secondary Schools: Riddlesdown Collegiate 0.6 miles, Thomas More Catholic School 1.1 miles, Haling Manor High School 1.4 miles



### Transport Information

Train Stations: Riddlesdown 0.0 miles, Kenley 0.5 miles, Purley 0.7 miles



### Address

Lower Barn Road, Purley, Surrey, CR8



### Directions

For directions to this property please contact us.

Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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