



13 Purley Vale,  
Purley, Surrey CR8 2DU – Guide Price £355,000

**Mark Youll**  
SALES & LETTINGS



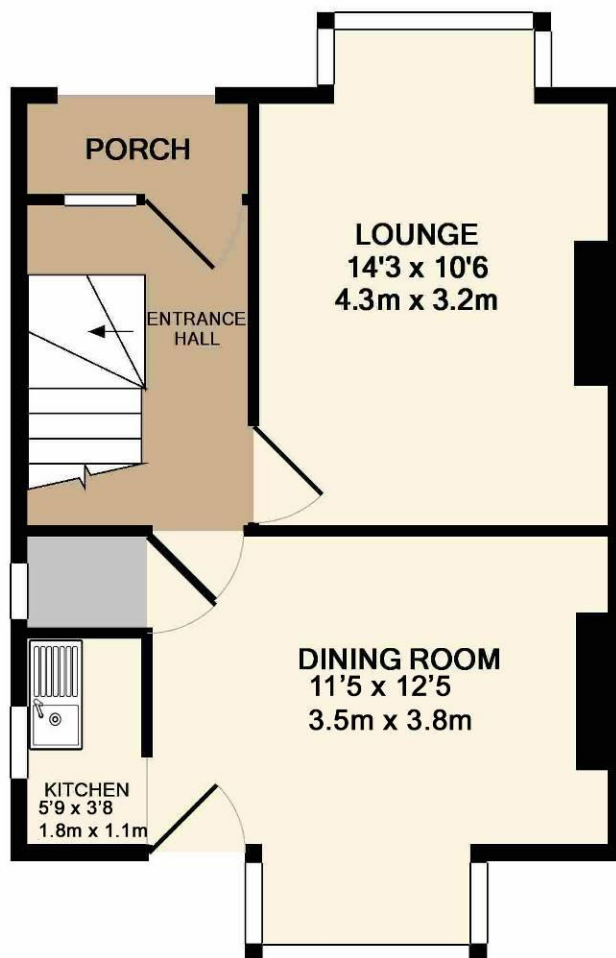
**A three bedroom end of terrace home in need of extensive renovation with no onward chain.**

**The property offers the opportunity to restore and renovate to the buyer's taste. If you have the creativity this one could be for you.**

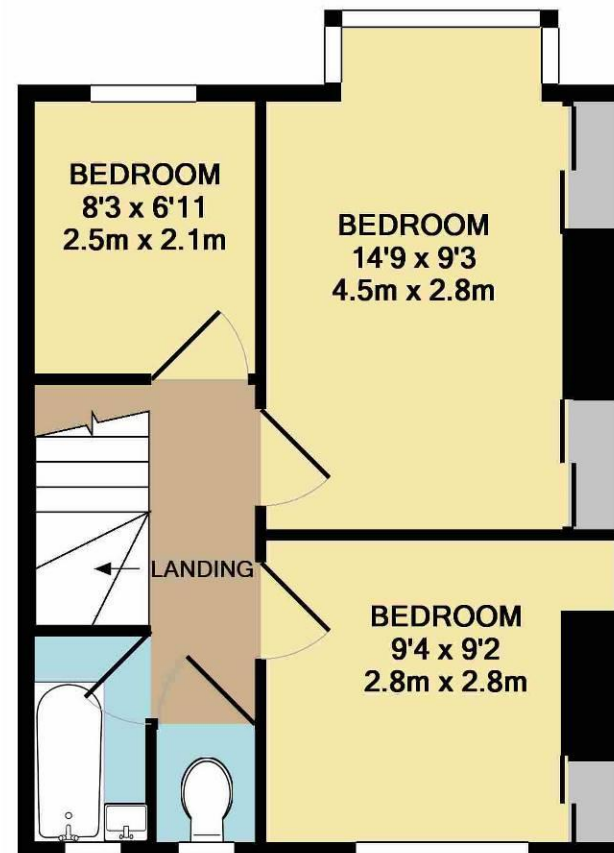
**Located within a residential road close to Purley town centre and railway station. Access to the M25/M23 can be found at Godstone or Hooley junctions.**

- Three Bedrooms
- End Of Terrace
- Two Reception Rooms
- Scullery
- First Floor Bathroom with Separate WC
- No Chain
- Total Modernisation Required
- Garden
- Popular Location





GROUND FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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