



59 Purley Downs Road, South Croydon, Surrey, CR2 0RG

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South Croydon
Surrey CR2 0RG

£695,000

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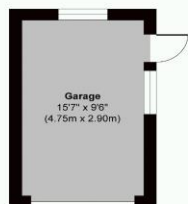
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A truly unique and versatile three-bedroom detached house offered with no onward chain. EPC D. Council Tax Band F.

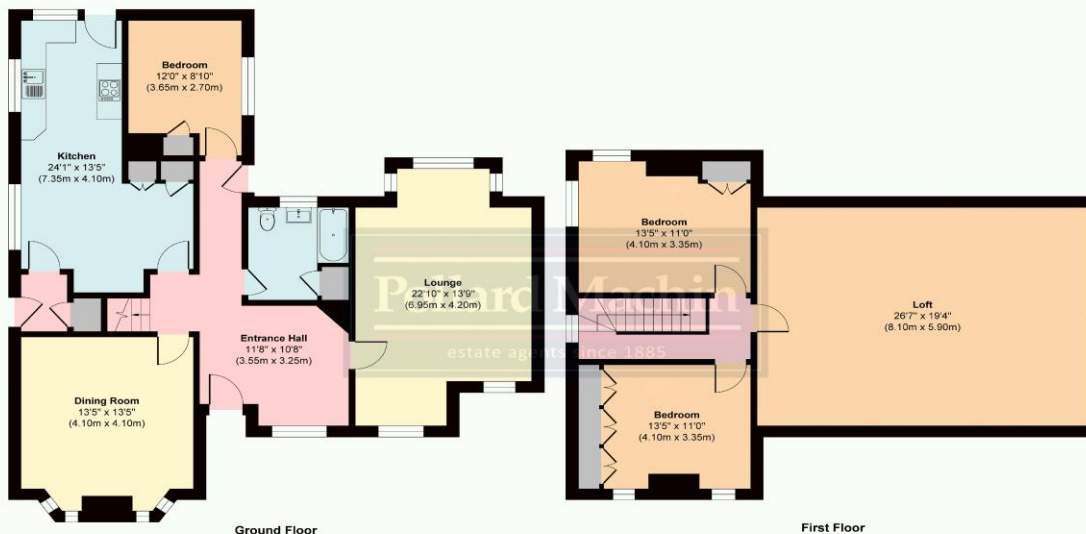
This property has been extremely well maintained and offers the opportunity for both further extension subject to the usual planning permission and to create your own mark. The accommodation downstairs comprises of a large hallway, 22ft living room, separate dining room, kitchen/breakfast room, bathroom and bedroom. Upstairs there are two further bedrooms and a huge loft fit for either ample storage or conversion. Outside the garden extends in excess of 100ft and is mainly laid to lawn with established borders and matured plants. Occupying a level plot this charming property also provides private off-street parking and benefits from no further chain. Viewing recommended.

This property is situated within walking distance to Purley town centre with the mainline station providing easy access to London, a plethora of bars, restaurants and shops including Tesco Extra store. A mix of popular primary and secondary schools are within easy reach, for weekend walks there are many recreation grounds to enjoy. Purley Downs Road is located off Sanderstead Hill being within reach of The Gruffy, village pond and recreation park, together with Sanderstead parade of shops, churches and primary schools including Gresham, Atwood and Ridgeway. A choice of tennis, golf and cricket clubs are nearby together with Purley Oaks or Sanderstead stations and bus services to Croydon, Purley, Selsdon and Warlingham.





Garage



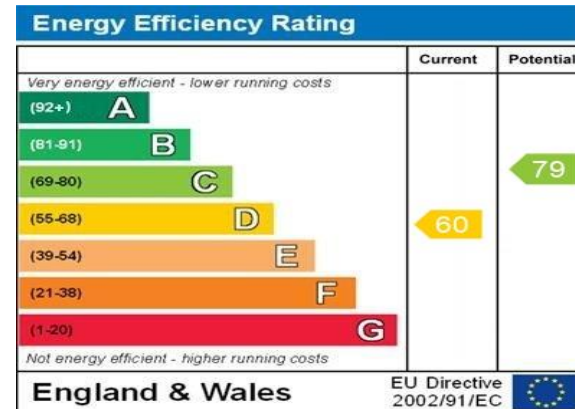
Ground Floor

First Floor

Purley Downs Road, South Croydon, CR2
Approx. Gross Internal Area 2,038 sq. ft / 189.38 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.armedia.co.uk

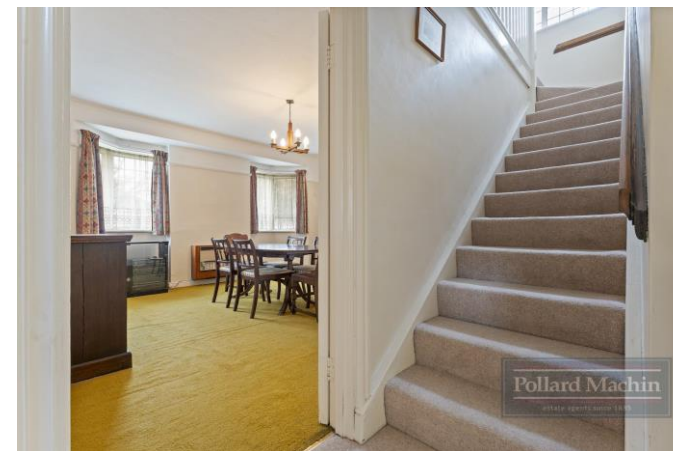


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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings Strictly by Appointment Only

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