

FOLKLANDS



PURLEY PARK ROAD, PURLEY
GUIDE PRICE £550,000









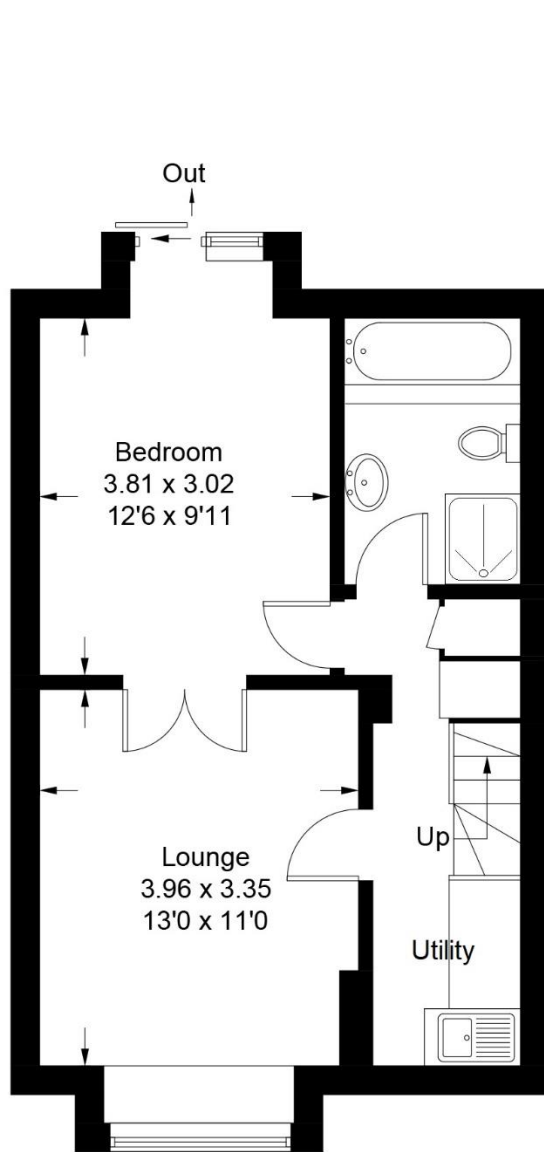




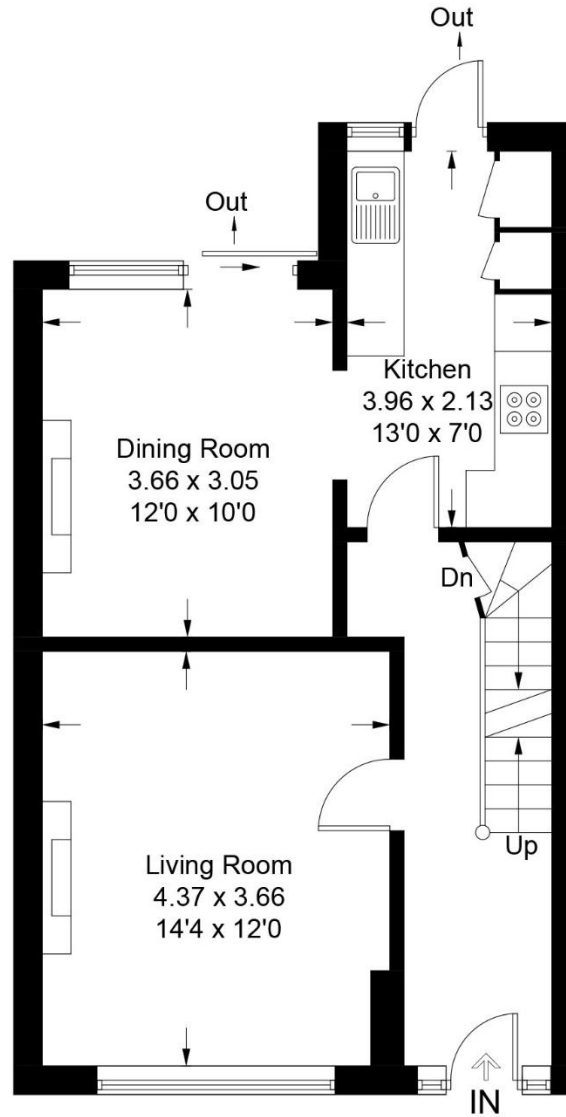


Purley Park Road, Purley

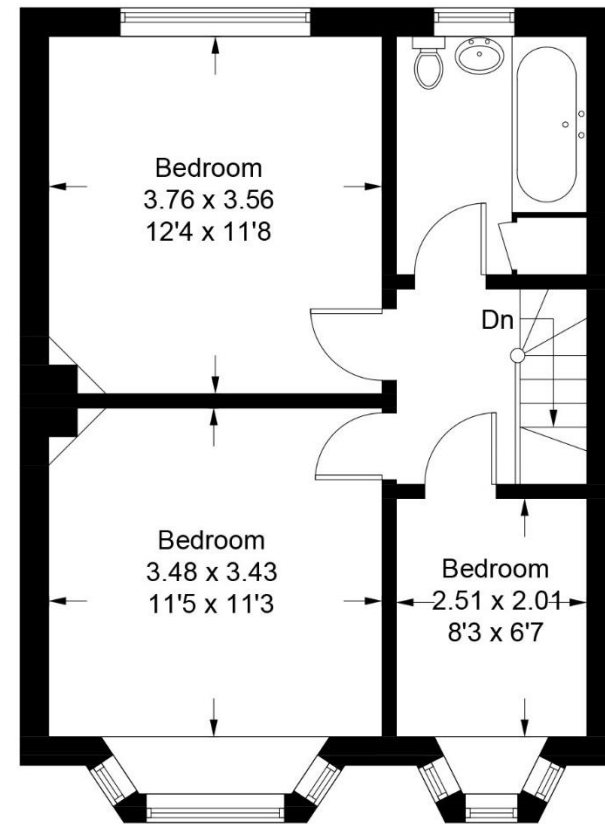
Approximate Gross Internal Area = 88.7 sq m / 955 sq ft
Basement = 40.6 sq m / 437 sq ft
Total = 129.3 sq m / 1392 sq ft



Basement

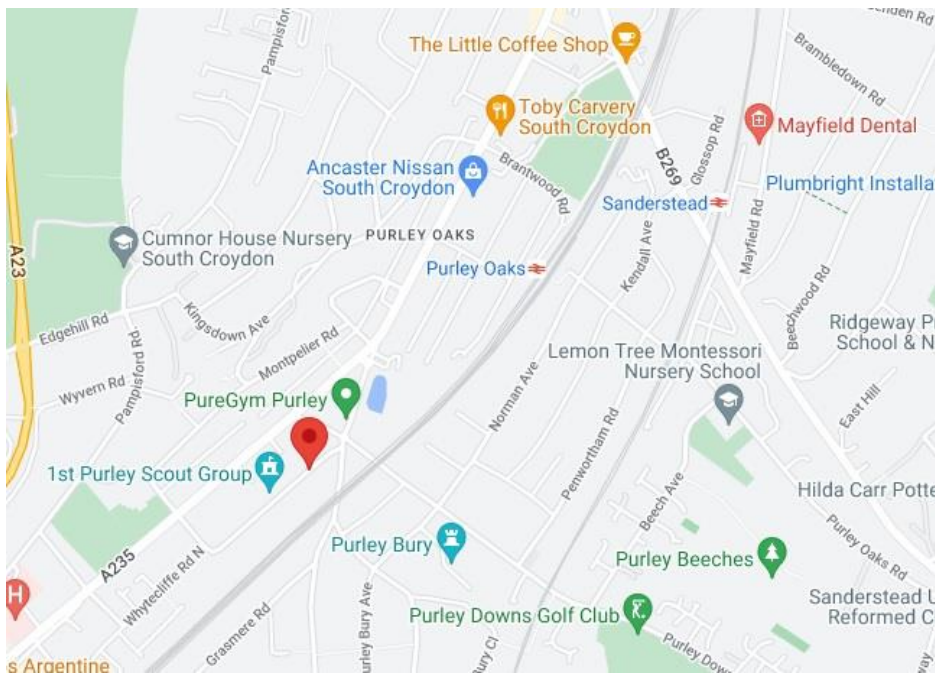


Ground Floor



First Floor

- ❖ FOUR BEDROOM & THREE RECEPTION ROOMS
- ❖ TERRACE HOUSE
- ❖ FULL BASEMENT CONVERSION
- ❖ CHAIN FREE
- ❖ SCOPE TO CREATE OFF ROAD PARKING (SUBJECT TO PERMISSIONS)
- ❖ PRIVATE REAR GARDEN
- ❖ DESIRABLE LOCATION
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EPC EER C



**** Chain Free ** Full Basement Conversion ** Two Bathrooms **** A four-bedroom, three reception room terrace house, situated on this popular residential road, conveniently located 0.4 miles from Purley Oaks train station and 0.5 miles from Purley train station.

With a full basement conversion, this spacious home is arranged over three floors and features two full bathrooms, it has excellent living space and boasts a private north/west facing rear garden that enjoys the afternoon & evening sunshine. Additionally, the spacious front garden offers future owners the scope to create off-road parking (Subject to the usual permissions).

The accommodation comprises two large principal bedrooms, a single bedroom/office, a three-piece bathroom suite with shower over-bath, a wide entrance hall, two spacious reception rooms and a separate kitchen with a pantry cupboard. The basement conversion provides for a self-contained living space with its own living room, double bedroom, luxury four-piece bathroom suite and utility space. This space would make the ideal teenager's accommodation or provide the future owner with a reliable income from a lodger.

Furthermore, this property sits nearby the abundance of shops & cafes in Purley town centre, it is a short walk from the open green spaces of Purley rotary fields & South Croydon recreational grounds, and there are numerous primary & secondary schools within a close radius.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		