



Foxley Gardens, Purley, CR8 2DQ

Guide price £500,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

\*\* GUIDE PRICE £500,000 - £525,000\*\*

Nestled in the charming Foxley Gardens of Purley, this stunning five-bedroom Victorian house is a true gem presented by Monochrome Homes. Located in a prime spot, this property is ideal for families looking for a peaceful neighbourhood with easy access to amenities. For commuters, the convenient location offers quick and easy access to transportation links, making your daily travels a breeze.

### ACCOMODATION

The well-kept home is situated over three floors, creating a great feel of space. The ground floor holds the open living, and dining area along with the great-sized kitchen. The first floor entails two double bedrooms, a single bedroom/study and a family bathroom. Following on to the second floor you have two further double bedrooms and a shower room. The garden is a good manageable size and level throughout. The property holds many period features, including a fireplace in the living room. Foxley Gardens is located in a quiet cul-de-sac offering plenty of on-street parking.

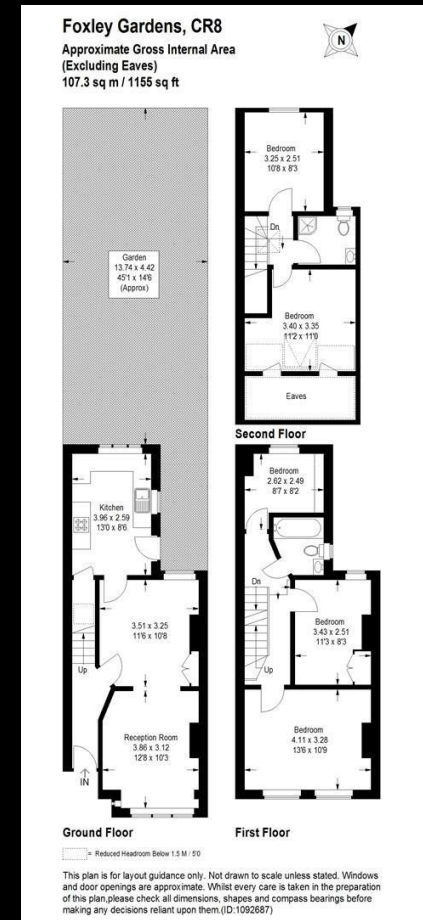
### LOCATION

Foxley Gardens is a quiet cul-de-sac located in Purley. This location is ideal for commuters, offering a choice of several stations, including Purley, Purley Oaks, and Kenley, all with great access to London and the South Coast. There are also many bus stops offering access to neighbouring towns, including Redhill and East Croydon. Foxley Gardens is situated in the popular "Purley Vale" area, bordering Purley and Kenley. The immediate surroundings provide local shops, amenities, and open recreational grounds. Additionally, within walking distance to Purley town, there is a Tesco superstore and many shops, restaurants, and pubs. There are many primary and secondary schools nearby, including Beaumont Primary, Riddlesdown, John Fisher, and Hayes & Harris Academy.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E		56	(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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