



Purley Downs Road, South Croydon CR2 0RE

welcome to
Purley Downs Road, South Croydon

A beautifully presented four-bedroom semi-detached family home situated in the popular Purley Downs Road.

Welcome to this beautifully presented four-bedroom semi-detached home, offering a perfect blend of space, style, and comfort. Situated in a desirable neighbourhood, this property features a bright and airy through-lounge reception room with a charming bay-fronted window, creating a warm and inviting atmosphere. The heart of the home is the expansive open-plan kitchen and breakfast room, ideal for family gatherings and entertaining and a modern shower room which acts as an en-suite for the four bedroom/study. Large windows and patio doors lead to a generously sized private rear garden, perfect for outdoor relaxation and activities. Upstairs, you will find three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family. The property also benefits from a private garage, offering additional storage or secure parking.



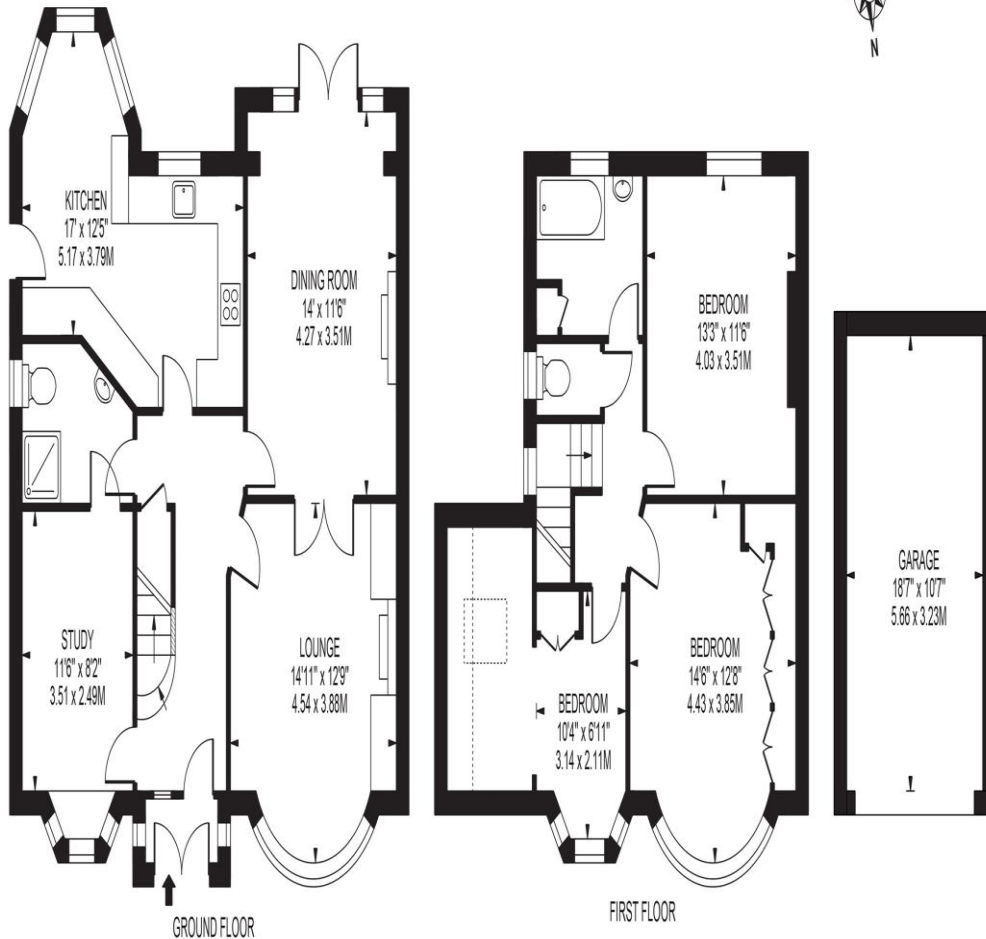
PURLEY DOWNS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1448 SQ FT • 134.53 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 197 SQ FT • 18.28 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 21 SQ FT • 1.98 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



The property is conveniently located for Sanderstead Village which offers an array of coffee shops, restaurants, convenience stores and a Waitrose. There are two local train stations in Sanderstead Station and Purley Oaks Station which provide fantastic links into London. The property is surrounded by greenery with Purley Downs Golf Club, Croham Hurst Golf Club, Purley Way Playing Fields, Purley Beeches and Croham Hurst Woods being close by for the regular golfer or walker to enjoy and a vast amount of schools to choose from such Riddlesdown Collegiate, The Ridgeway, Attwood Primary School and Gresham Primary School.

welcome to

Purley Downs Road, South Croydon

- Semi-Detached 1930's House
- Four Bedrooms
- Large Through Lounge Reception Room
- Modern Fitted Kitchen
- Two Bathrooms/Shower Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106974



Property Ref:
SAN106974 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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