



**59 Purley Park Road**  
**Purley, CR8 2BW**

**Offers In Excess Of £225,000**





## 59 Purley Park Road

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This two-bedroom ground floor maisonette presents an exciting opportunity for buyers seeking a home they can truly make their own. The property enjoys both front and rear views across the communal grounds, creating a pleasant sense of openness and greenery. The main entrance is accessed via the rear of the building, while an additional door from the lounge provides convenient front access.

Inside, the accommodation features a comfortable living area, fitted kitchen and family bathroom, along with double glazing and gas central heating throughout. The main bedroom offers generous space, while the second bedroom is ideal as a guest room, study or nursery.

The property further benefits from a separate storage unit, a share of the freehold and a private garage, providing plenty of practical storage and parking options. There is also access to a communal drying area for clothes. While the home would now benefit from some modernisation, it offers an excellent foundation for anyone looking to update and add value over time.

Ideally located near Purley High Street, residents can take advantage of the many local shops, the Tesco superstore, cafés and restaurants, as well as convenient transport links via both Purley and Purley Oaks mainline stations and nearby bus routes connecting to Croydon, Coulsdon and London, making it an excellent choice for commuters.

Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers or investors looking for a well-located property with genuine potential.







Entrance Hall  
3'0" x 16'4" (0.92m x 5.00m)

Living Room  
11'6" x 15'5" (3.52m x 4.7m)

Kitchen  
6'10" x 9'10" (2.09m x 3.00m)

Bedroom  
9'10" x 12'1" (3.00m x 3.7m)

Bedroom  
8'5" x 8'10" (2.58m x 2.7m)

Bathroom  
5'8" x 6'5" (1.74m x 1.98m)

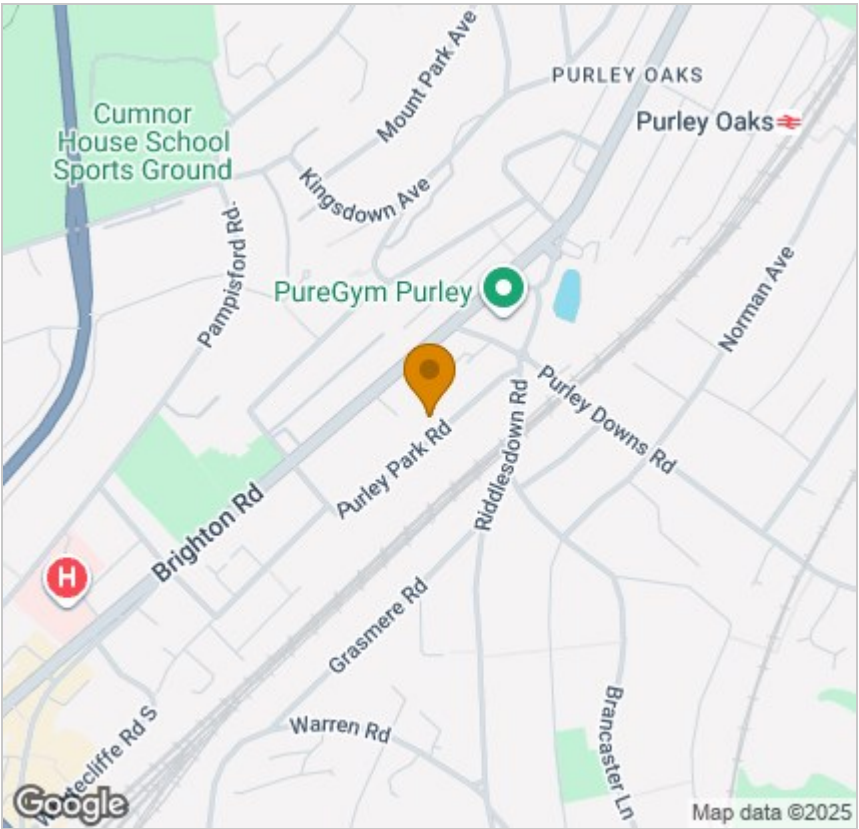
Garage  
15'8" x 8'2" (4.78m x 2.51m)



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

