



Whitefield Avenue, Purley, CR8 4BP

£275,000

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Spacious 2-Bedroom Flat with Balcony in the Heart of Purley

Offered to the market is this well-presented two-bedroom first-floor apartment in the sought-after Whitefield House, located on Whitefield Avenue, Purley. Situated in a quiet, leafy residential street, this property offers the perfect balance between peaceful living and excellent connectivity.

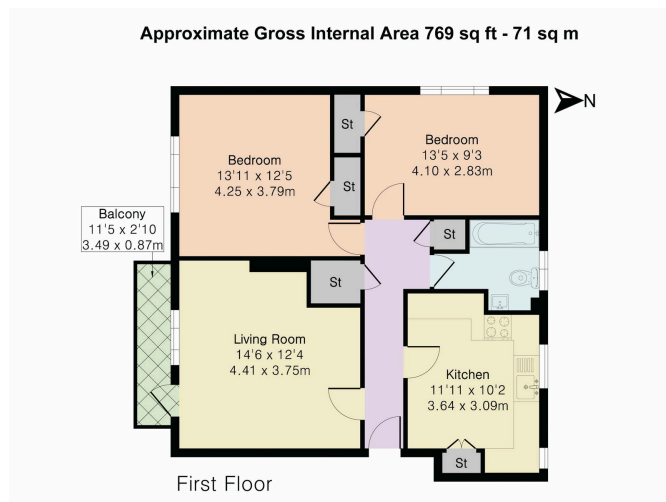
The flat boasts a bright and spacious lounge, perfect for entertaining or relaxing, which opens directly onto a private balcony – ideal for enjoying your morning coffee or evening drinks. The two generously sized bedrooms, a well-equipped kitchen, and a contemporary bathroom complete the accommodation.

Location is everything, and this property does not disappoint. Just a short walk to Purley, Kenley and Reedham station, offering fast and frequent services to London Bridge, Victoria, and Gatwick Airport, this is a commuter's dream. The flat also benefits from easy access to major roads including the A23 and M23, while local bus routes connect you to Croydon and surrounding areas with ease.

Whitefield Avenue itself is a tranquil and well-maintained street, yet just minutes away from Purley town centre, with its array of shops, cafes, restaurants, and amenities.

Viewing highly recommended



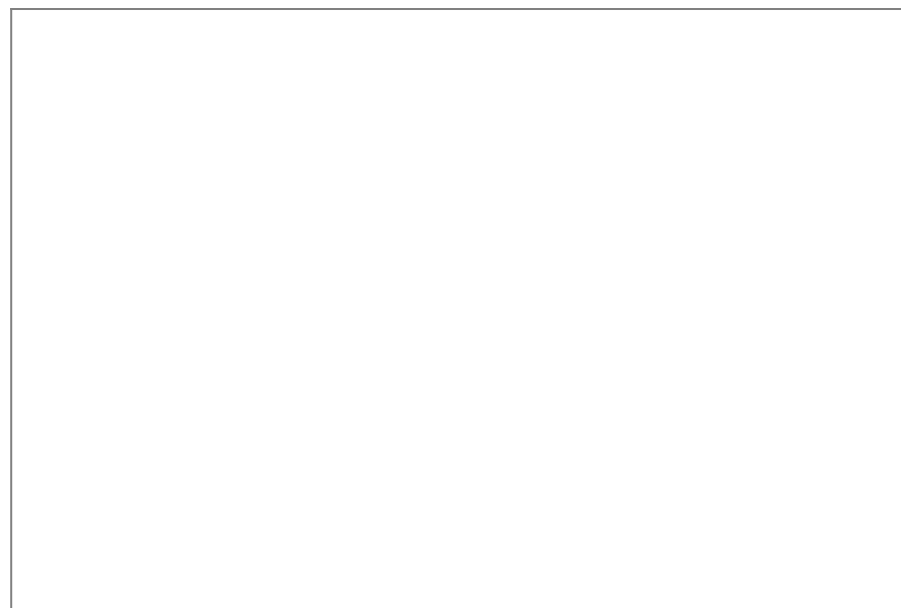


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

JOHN BROWN & MARK YOULL
SALES & LETTINGS

- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- GAS CENTRAL HEATING
- EPC - D
- FAMILY BATHROOM
- BALCONY
- CLOSE TO TRANSPORT LINKS
- LEASE LENGTH - 171 YEARS
- COUNCIL TAX BAND - C



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