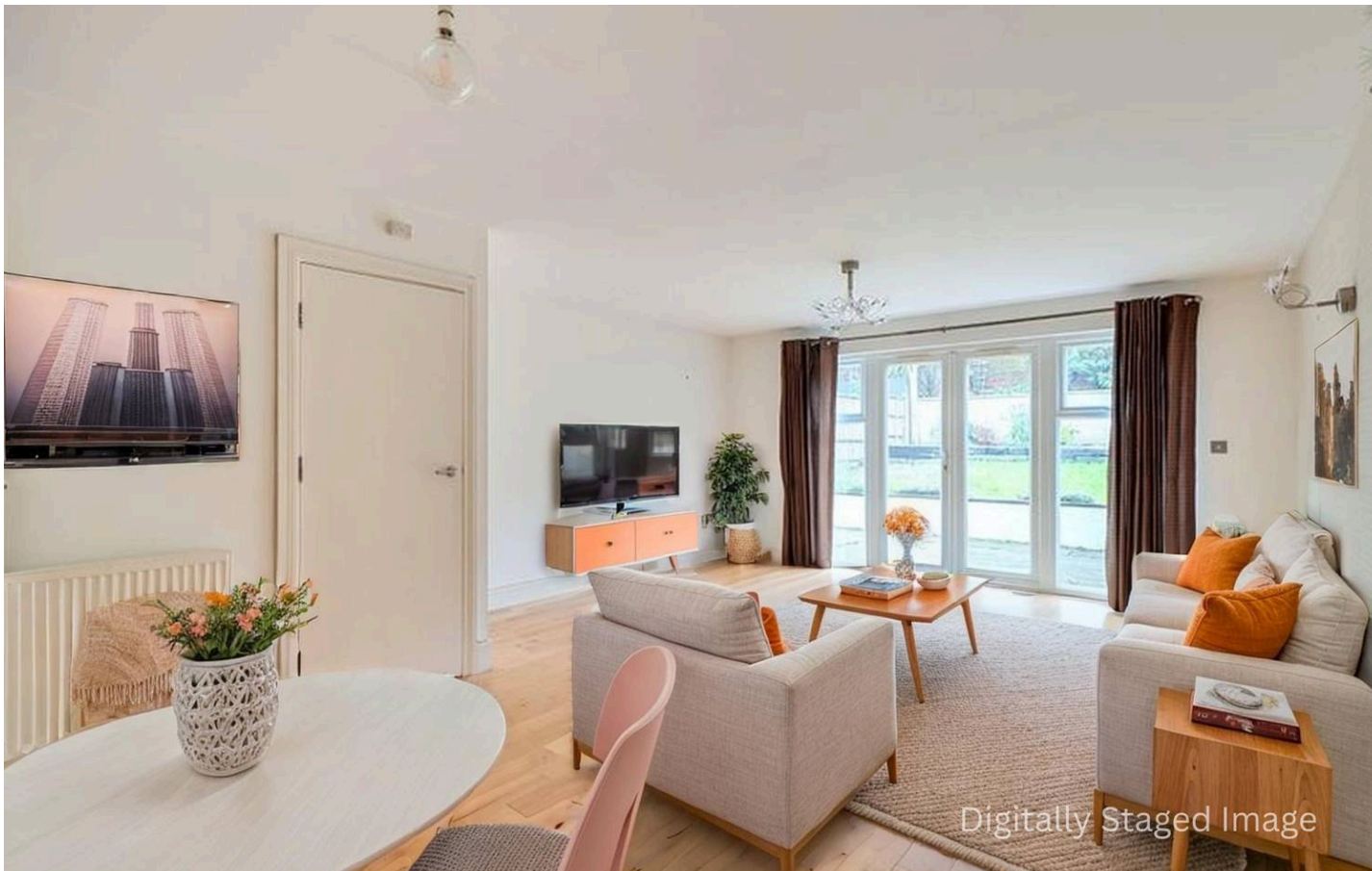




91 Purley Oaks Road, South Croydon – CR2 0NY

In Excess of **£750,000**





91 Purley Oaks Road

South Croydon

Beautifully presented five-bedroom semi-detached townhouse arranged over three floors. Features kitchen/breakfast room, spacious lounge/diner, en-suite to principal bedroom, and driveway parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Five-bedroom semi-detached townhouse
- Arranged over three floors
- Two modern bathrooms including en-suite
- Contemporary fitted kitchen/breakfast room
- Spacious lounge/dining room with French doors to garden
- Three bedrooms to first floor
- Two further bedrooms to second floor
- Driveway parking for two vehicles
- Convenient location close to Sanderstead and Purley Oaks stations



A beautifully presented five-bedroom, two-bathroom semi-detached townhouse, ideally situated in the popular Sanderstead area and conveniently located within approximately 0.4 miles of Purley Oaks station and 0.3 miles of Sanderstead railway station.

The accommodation is arranged over three floors and begins with a welcoming entrance hallway leading through to a contemporary fitted kitchen/breakfast room, complete with integrated appliances and ample storage. To the rear of the property is a spacious and light-filled lounge/dining room, featuring French doors that open directly onto the rear garden, creating an ideal space for both family living and entertaining.

The first floor comprises three bedrooms, including the principal bedroom which benefits from an en-suite shower room, along with a modern family bathroom. To the second floor are two further double bedrooms, offering flexible accommodation ideal for older children, guests, or home office use.

Externally, the property benefits from a driveway to the front providing off-street parking for two vehicles, with additional on-street parking available. The rear garden offers a pleasant outdoor space for relaxation and entertaining.

This attractive home is well positioned for local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of



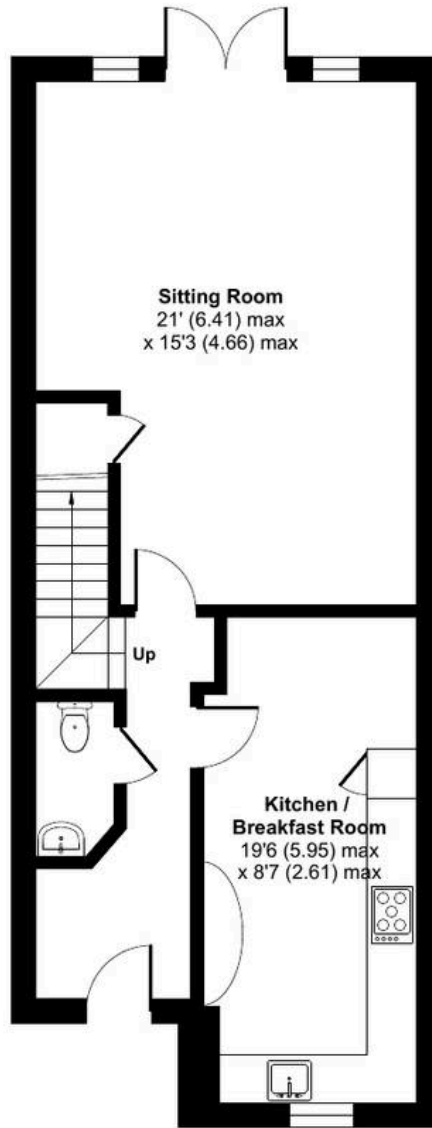
Purley Oaks Road, South Croydon, CR2

Approximate Area = 1698 sq ft / 157.7 sq m
Limited Use Area(s) = 123 sq ft / 11.4 sq m
Total = 1821 sq ft / 169.1 sq m

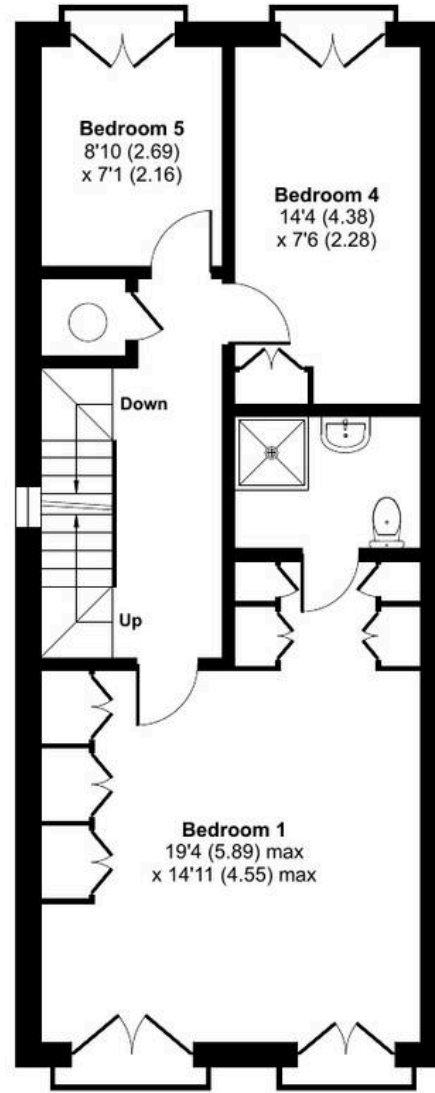
For identification only - Not to scale



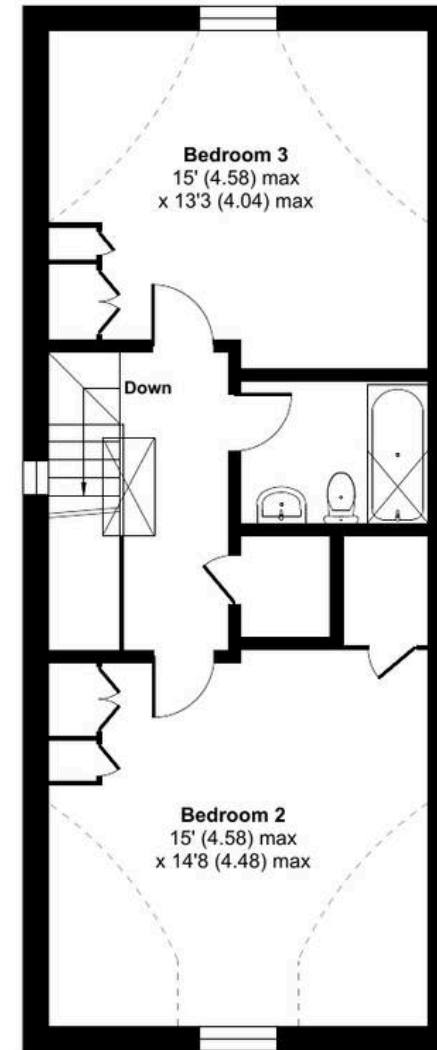
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/

As part of our service, we may recommend ancillary providers to assist with your property transaction. Please scan here for our Referral Fee disclosure information.

