

FOLKLANDS



GRASMERE ROAD, PURLEY

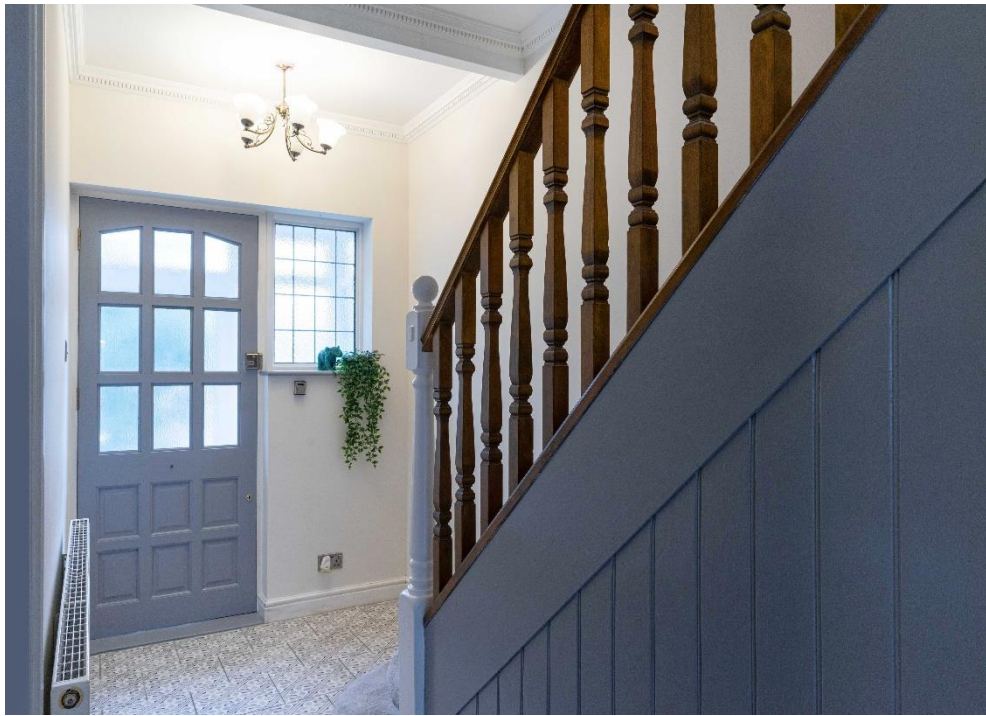
GUIDE PRICE £700,000



















PECKHAM

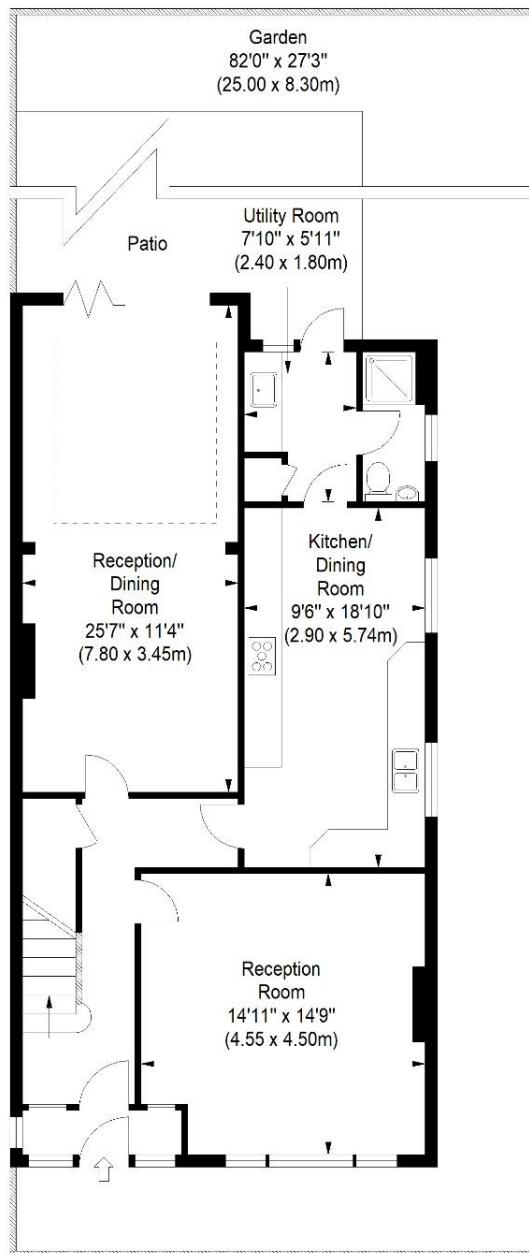
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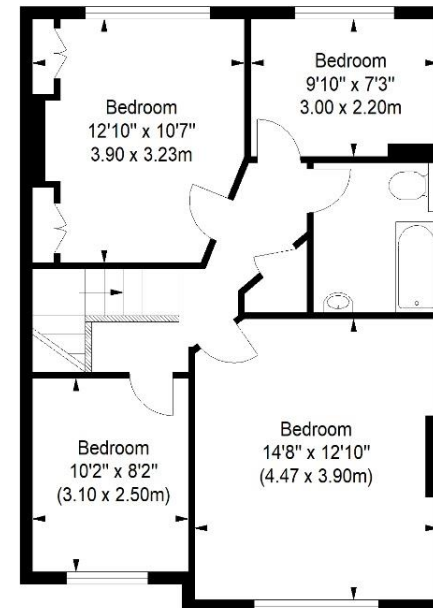
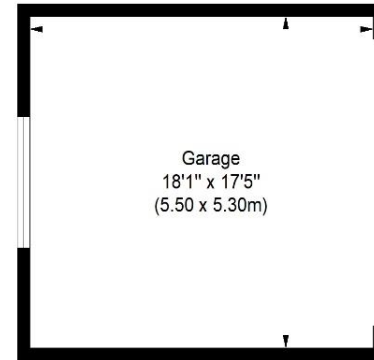


Ground Floor



Grasmere Road

Approximate Gross Internal Area
 1556 sq ft / 144.62 sq m
 (Excluding the Garage)



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

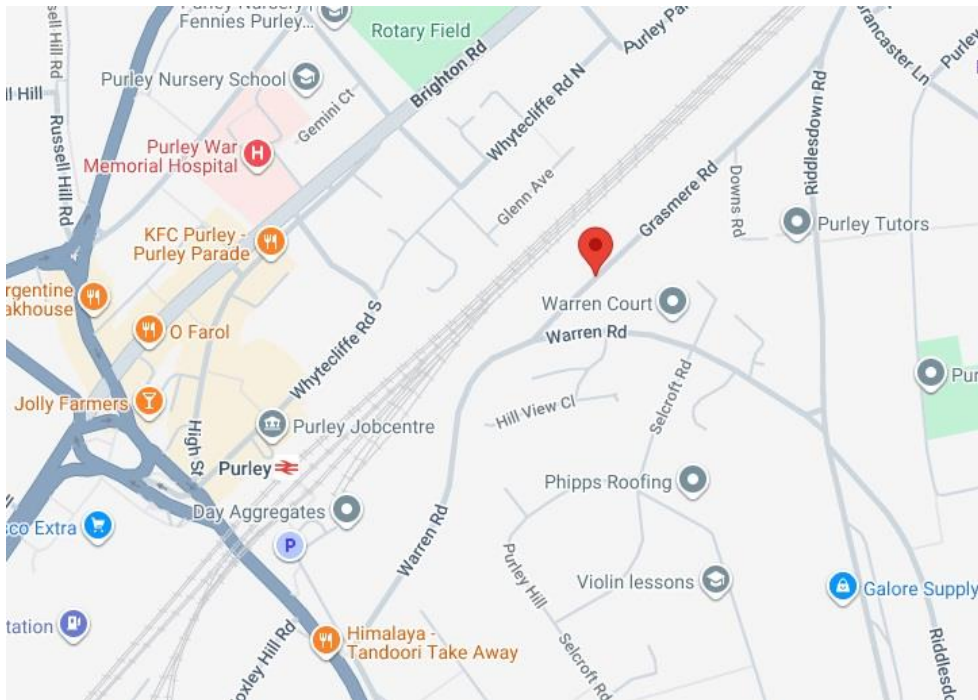
- ❖ FOUR BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ DOUBLE GARAGE & DRIVEWAY TO REAR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM PURLEY TRAIN STATION
- ❖ 1556 SQFT OF FLOOR SPACE
- ❖ EXTENDED LIVING SPACE
- ❖ TWO BATHROOMS
- ❖ EPC EER D

A well-presented four-bedroom semi-detached house situated on this popular residential road, conveniently located only 0.3 miles from Purley mainline train station and town centre.

This spacious home boasts 1556 SQFT of floorspace, has good decor throughout and enjoys extended living space. Additionally, there is a separate utility room, gas central heating and an additional shower room with WC on the ground floor. Externally, the house enjoys an elevated position to the front (affording additional privacy), there is side access, a private patio area (with garden shed), a large lawn with mature trees/hedges and a further patio to the rear, which gives way to the double garage & rear driveway.

The accommodation comprises four bedrooms, a stylish family bathroom suite, a large loft space (Boarded for good storage), a 14'11 x 14'9 reception room, a generous entrance hallway with understairs storage, a 25'7 extended dining/reception room with skylight & bi-folding doors, an 18'10 kitchen/ breakfast room, a downstairs shower room/WC and utility room.

Furthermore, this property sits nearby the abundance of shops, cafes & restaurants in Purley town centre, it is within walking distance of the open green expanse of Riddlesdown common, and there are numerous well-regarded primary & secondary schools within a close radius (Both state and private). We feel that this property will make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		