



141 Brancaster Lane
Purley, CR8 1HL

Guide Price £280,000



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Built in 2020 and finished to an exceptional turn- key ready standard throughout, this stylish one bedroom ground floor apartment offers bright, contemporary living with the added benefit of a private low maintenance garden and excellent transport connections.

The dual aspect layout creates a wonderfully bright and airy feel, with the open plan living space opening onto the garden through bi fold doors, seamlessly connecting the inside and outside. The garden itself is designed for easy maintenance and enjoys attractive woodland views, creating a lovely setting to relax or entertain. The modern kitchen is finished with sleek high gloss units, integrated appliances and generous worktop space.

The spacious double bedroom benefits from fitted wardrobes and elegant plantation shutters, whilst the contemporary bathroom features a stylish shower over bath. A welcoming entrance hall also provides useful additional storage.

Perfectly positioned for commuters, Riddlesdown Station is quite literally around the corner, with Purley Station also less than a mile away, offering excellent transport links into London. Riddlesdown Common is also just moments away, providing acres of open green space for walks, outdoor exercise and escaping the hustle and bustle of everyday life. The property further benefits from solar panels, helping to improve energy efficiency.

This is an ideal purchase for first time buyers, downsizers or investors looking for a modern home that is ready to move straight into.





Hallway
5'10" x 8'2" (1.78m x 2.51m)

Kitchen/Living Room
16'0" x 16'8" (4.88m x 5.10m)

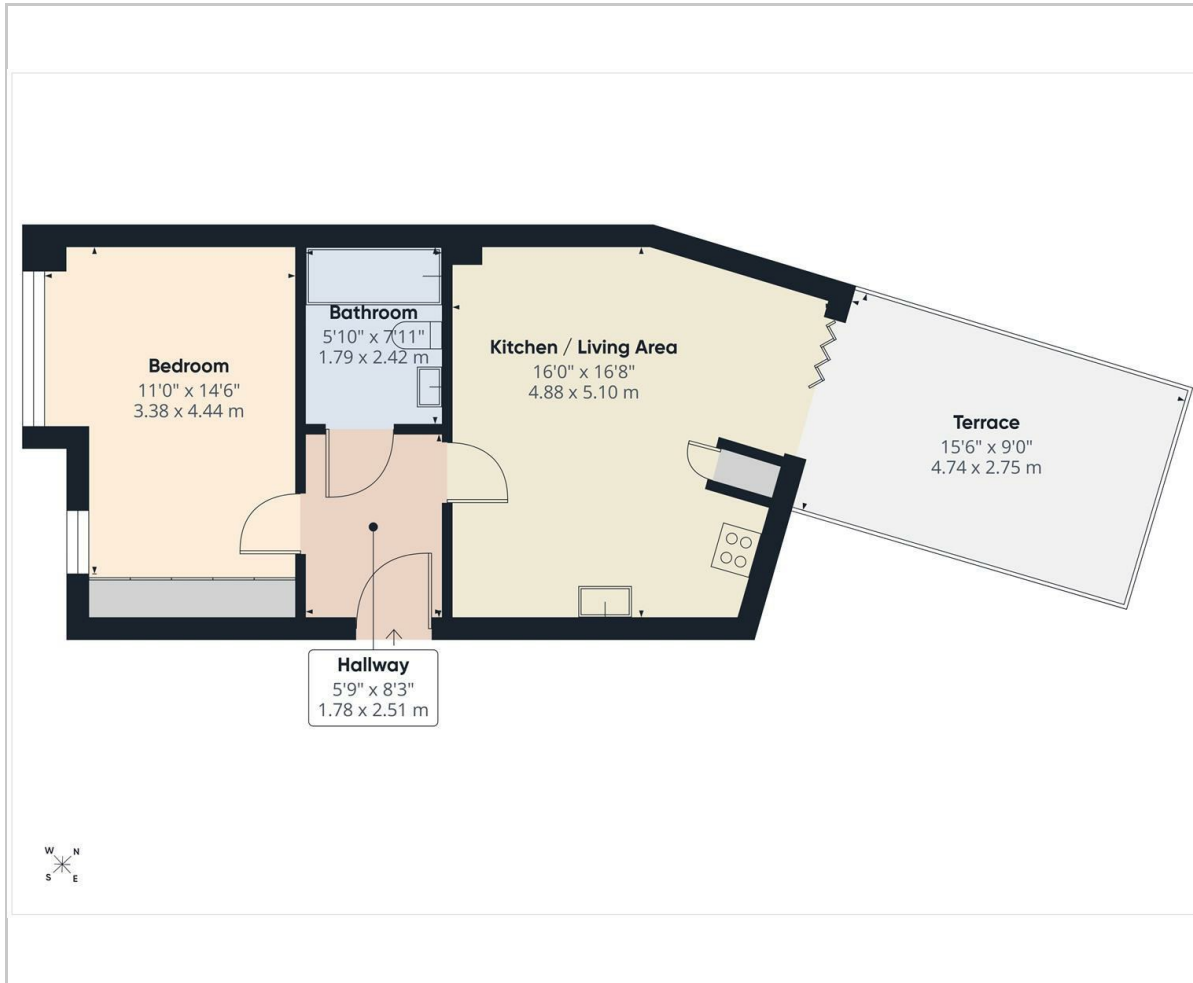
Bedroom
11'1" x 14'6" (3.38m x 4.44m)

Bathroom
5'10" x 7'11" (1.79m x 2.42m)

Terrace
15'6" x 9'0" (4.74m x 2.75m)



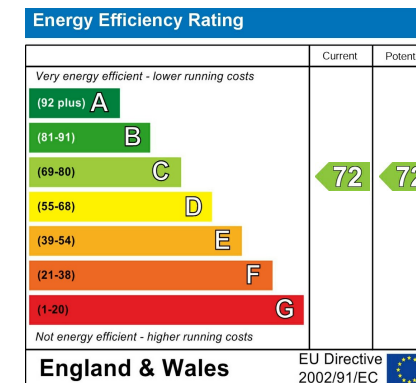
Floor Plan



Area Map



Energy Efficiency Graph



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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