

ASKING PRICE £350,000



3 Dale Road, Purley CR8 2ED

Frost Estate Agents are delighted to offer this unique two bedroom end of terrace Leasehold house found in an ultra convenient location for commuters. This is an ideal entry level property for a first time buyer, the property is also available with no onward chain allowing for a speedy transaction.

The property briefly comprises of; reception room with stairs to first floor landing, kitchen breakfast room, two bedrooms, bathroom with white suite, allocated parking space directly outside the property and its own private garden. The property also has double glazing, gas central heating and neutral décor throughout.

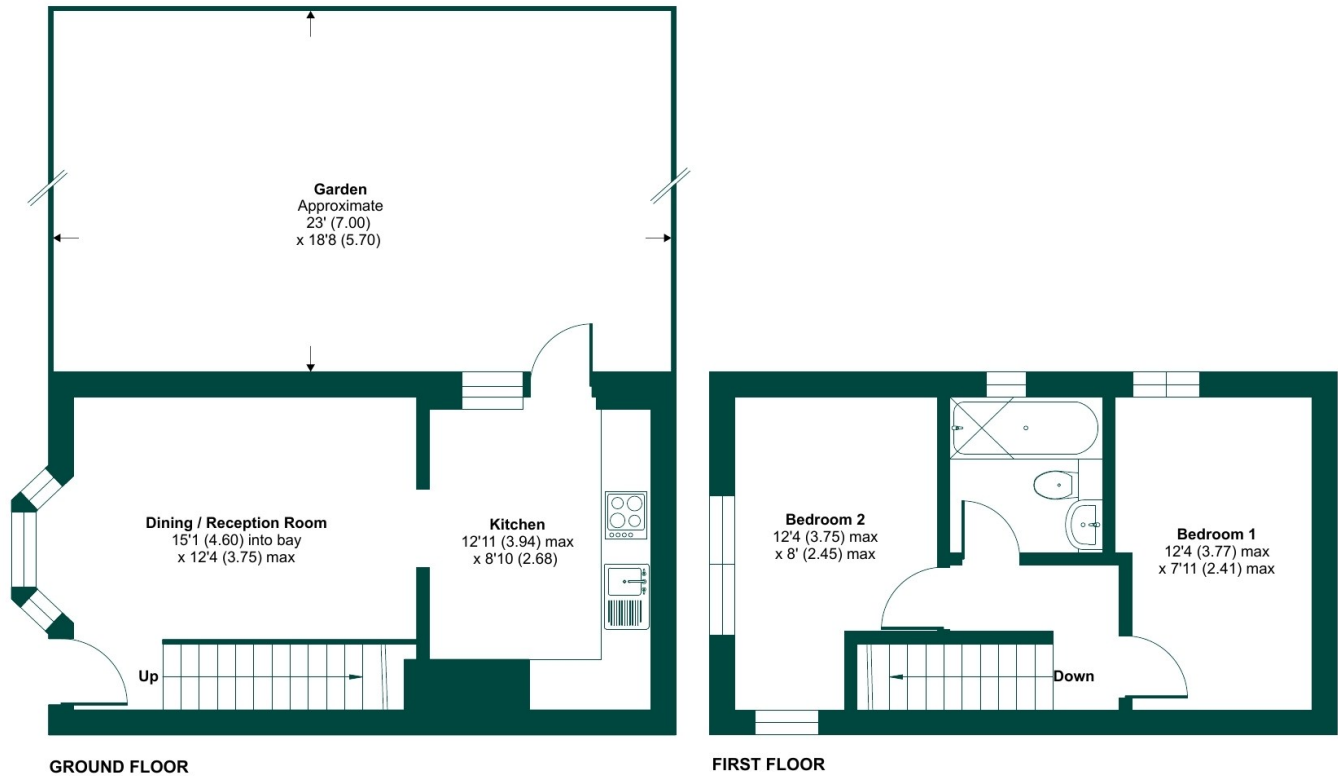
The property is found on Dale Road, found off the Godstone Road which is in a very popular residential location. The mainline railway station is within very close proximity and offers an excellent and frequent service to central London (Victoria, Farringdon and London Bridge). It is within easy reach of Purley town centre with its range of shops, bars, restaurants, amenities and leisure facilities which includes Old Lodge Lane Tennis Club, Purley Downs Golf Course and Coulsdon Manor Golf Course. More extensive shopping and amenities are also available on the Purley Way.



Dale Road, Purley, CR8

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Frost Estate Agents. REF: 1493730



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

114 Year Remaining on the Lease

Service Charge - £2095 per year

Ground Rent £150 per year

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

