



24 Woburn Avenue
Purley, CR8 2AH

Offers Over £360,000



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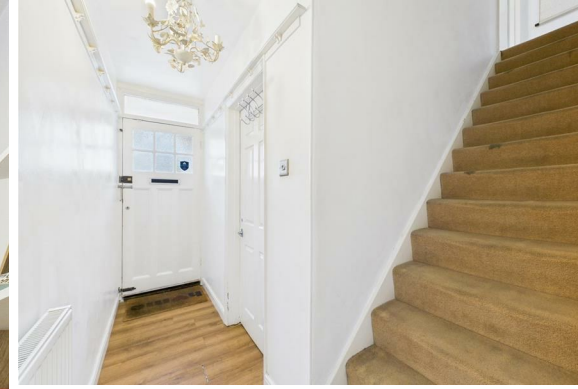
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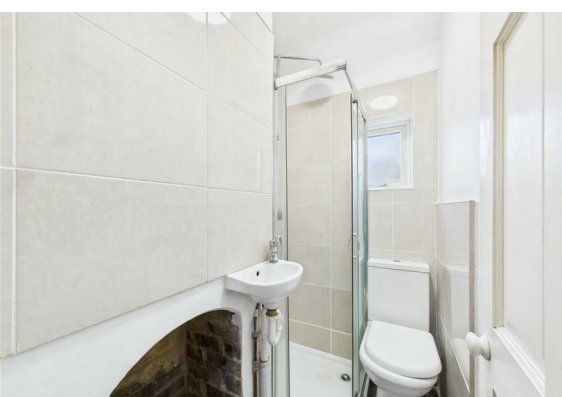
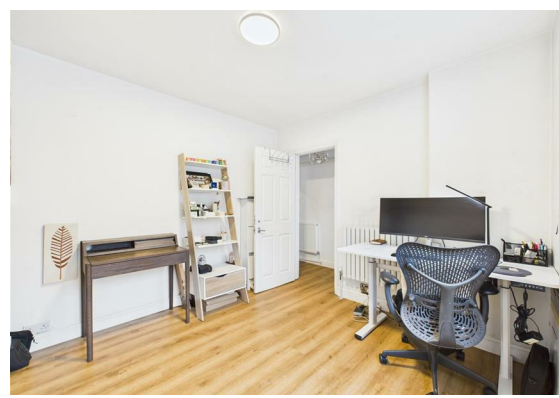
Located moments from Purley High Street, this two bedroom home offers a convenient base for anyone who wants shops, transport links and everyday essentials close at hand.

The ground floor gives you two separate reception rooms, allowing you to set up a comfortable lounge, a dining space or a work area depending on what suits your routine. The kitchen sits at the rear and leads through to the main family bathroom, which includes a bath, WC and handbasin. From the kitchen you can also step straight out to the decked garden, which works well as a simple, low maintenance outdoor space for relaxing or dining when the weather is good.

Upstairs you will find two bedrooms. The main bedroom is a good size, while the second bedroom has been adjusted to include a compact WC, shower and handbasin. This addition offers useful convenience for busy mornings or guests.

There is off street parking at the front, and the location means you can be at Purley Station or on the High Street within minutes.





Entrance Hall
3'1" x 10'11" (0.94m x 3.34m)

Living Room
10'2" x 9'10" (3.11m x 3.01m)

Dining Room
13'8" x 8'9" (4.18m x 2.69m)

Kitchen
8'6" x 6'9" (2.6m x 2.07m)

Kitchen Lobby
2'9" x 5'4" (0.84m x 1.63m)

Bathroom
5'5" x 4'11" (1.67m x 1.51m)

Landing
2'9" x 2'10" (0.85m x 0.87m)

Bedroom
12'5" x 10'0" (3.81m x 3.05m)

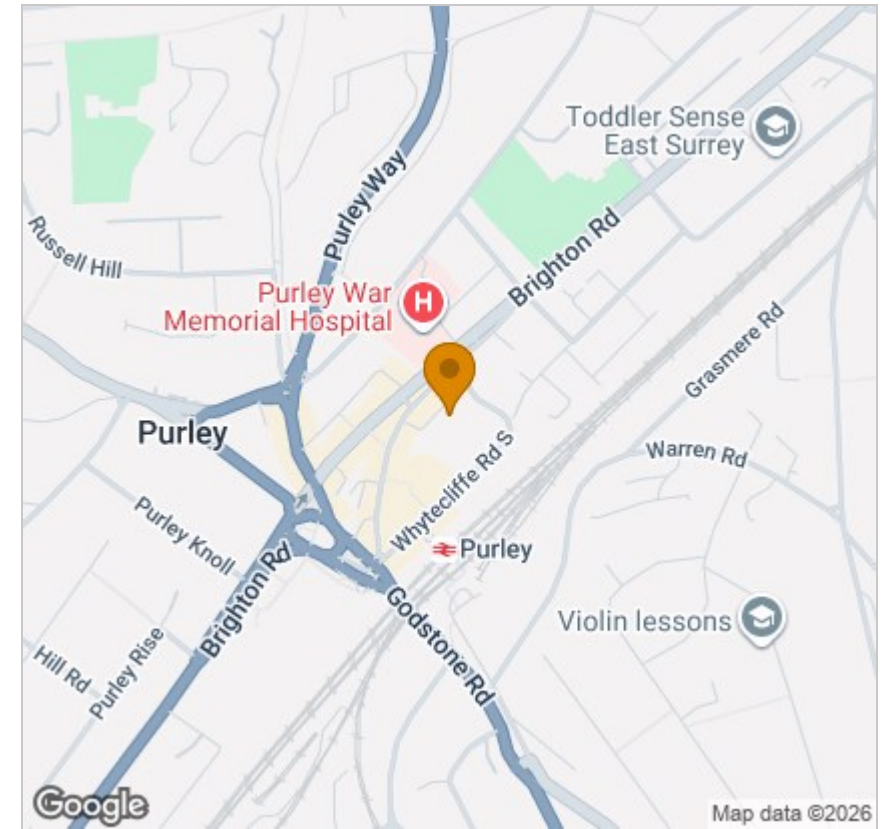
Bedroom
9'6" x 8'10" (2.91m x 2.71m)

Shower Room
2'9" x 5'9" (0.85m x 1.77m)

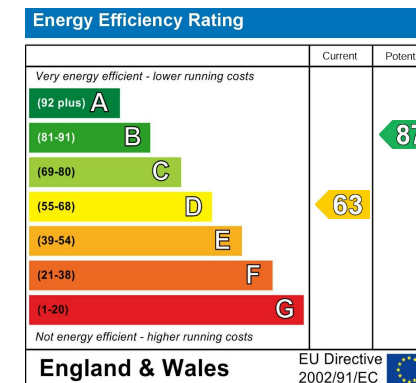
Floor Plan



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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