FOLKLANDS



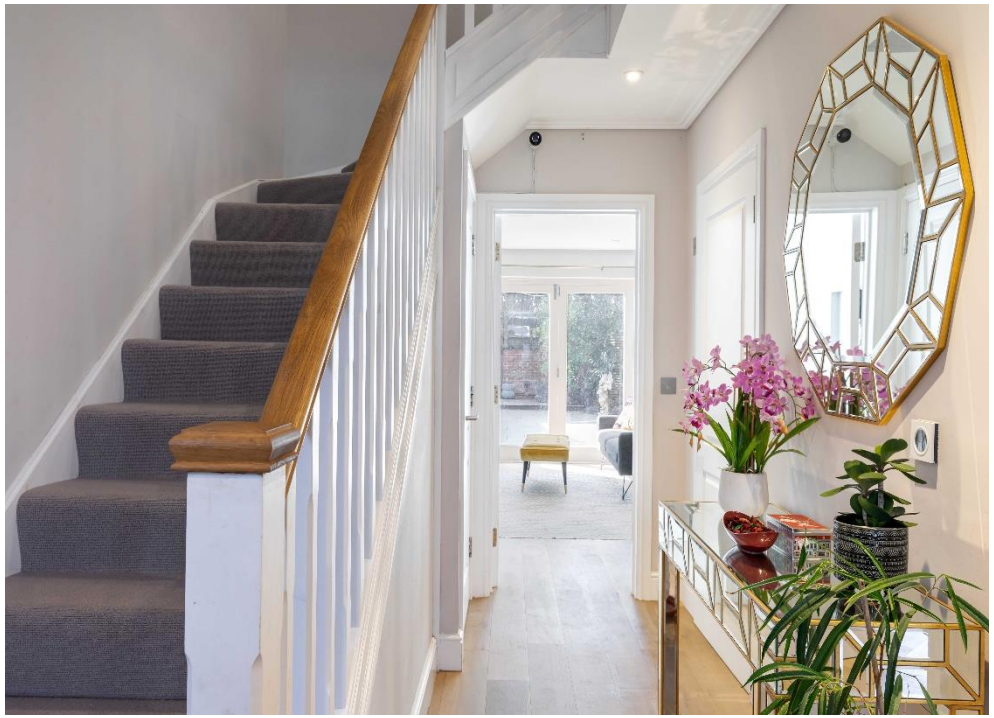
Purley Downs Road, Sanderstead

Monthly Rental Of £3,850






Miele
Miele































Purley Downs Road, CR2

Approximate Gross Internal Area
2570 sq ft / 238.71 sq m
(Including Garage)



Ground Floor | First Floor | Top Floor

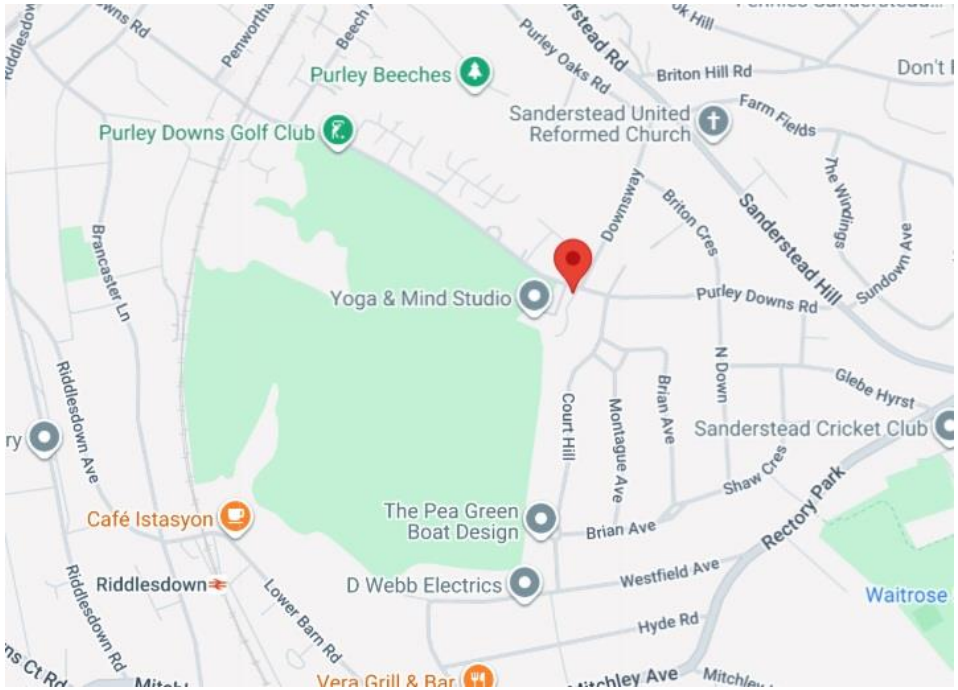
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Available Immediately - Furnished
- Five Bedroom - Detached House
- Executive Design - Built in 2019
- Off-Road Parking for 3 Cars
- Garage & Southerly Facing Garden
- Three Bathrooms + Downstairs WC
- Superbly Presented Throughout
- Highly Desirable Location
- Backing onto Purley Downs Golf Course
- EPC EER B



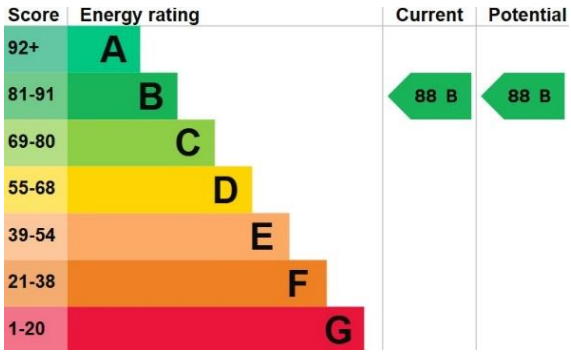
**** Available Immediately ** Furnished ** Southerly Facing Garden ** Executive Home ** A beautifully presented five-bedroom modern detached house, built in 2019, located within this highly desirable area moments from Sanderstead village and 0.7 miles from Sanderstead train station. Sanderstead village provides an abundance of shops, cafes & restaurants and the house has the added convenience of the 359 bus route being just seconds away from the house.**

This bright & spacious home enjoys a high specification throughout, it boasts excellent fitted storage, has stylish furniture and large rooms. Externally, the house features off-road parking for 3 cars, there is a large private garage, side access and a low-maintenance southerly facing garden. Additionally, the house backs onto the highly regarded Purley Downs golf course.

To the first and second floors, the accommodation comprises four large double bedrooms (three with a full range of fitted wardrobes), a further bedroom with a full range of fitted wardrobes (this room would make for a perfect dressing room), two well equipped family bathrooms and one en-suite shower room.

To the ground floor, the accommodation comprises a 17'1 bay-fronted living room with designer fireplace, a generous entrance hallway with understairs storage, a downstairs WC, a fully equipped utility room and a 22' x 16'1 kitchen/family room with a beautifully appointed kitchen and bi-folding doors.

Furthermore, this property sits nearby to several woodlands & open parklands, there are three golf courses nearby and there are excellent shopping facilities in Sanderstead, Purley town centre and Warlingham. For families there is an excellent array of well-regarded primary & secondary schools; both state and private.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.