

FOLKLANDS



AVELING CLOSE, PURLEY

GUIDE PRICE £395,000







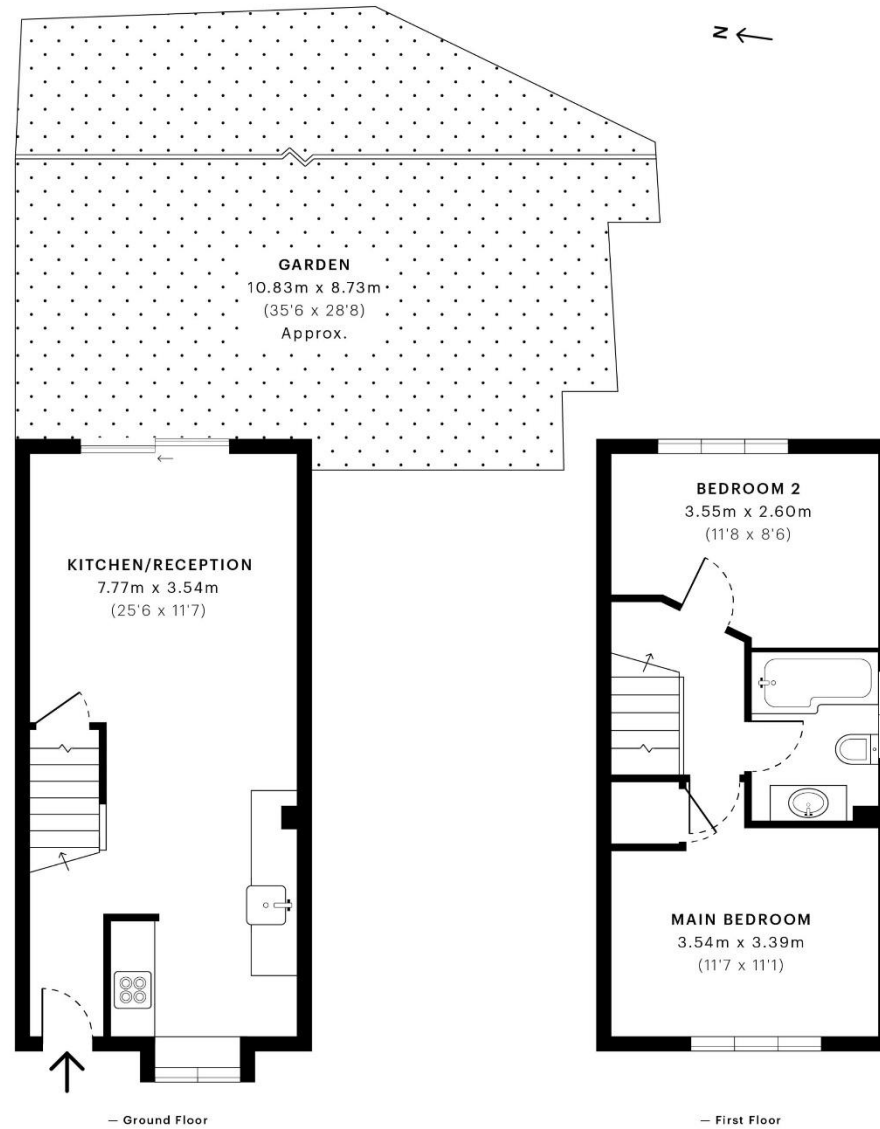












- ❖ TWO BEDROOM END OF TERRACE HOUSE
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ ALLOCATED PARKING BAY & GARAGE
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ LARGE PRIVATE GARDEN
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.6 MILES FROM PURLEY TRAIN STATION
- ❖ 0.2 MILES FROM REEDHAM TRAIN STATION
- ❖ EPC EER C



**** Chain Free **** A superbly presented two double bedroom end-of-terrace house, situated within this quiet cul-de-sac position away from the road, conveniently located only 0.2 miles from Reedham train station and 0.6 miles from Purley mainline station.

This bright & airy home benefits from an allocated parking space, it has a larger than average garden with a lawn & enclosed seating area and boasts gas central heating & double glazing throughout. Having been renovated to a high standard in 2022/23, this property features voice-controlled blinds, lighting, heating controls and integrated speakers; along with a boiling water tap in the kitchen.

The accommodation comprises two double bedrooms, a beautifully appointed bathroom suite, a contemporary fitted kitchen with integrated appliances, a large lounge/dining room with herringbone flooring & an under stairs storage cupboard, and a 35' x 28' private rear garden which affords excellent privacy and has been designed for entertainment.

Furthermore, this property sits between both Purley & Coulsdon town centres with their vast array of shops, bars and restaurants, and is nearby several open green spaces and local golf courses. In our opinion this property would make the ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		