

FOLKLANDS

BRIGHTON ROAD, PURLEY
GUIDE PRICE £600,000





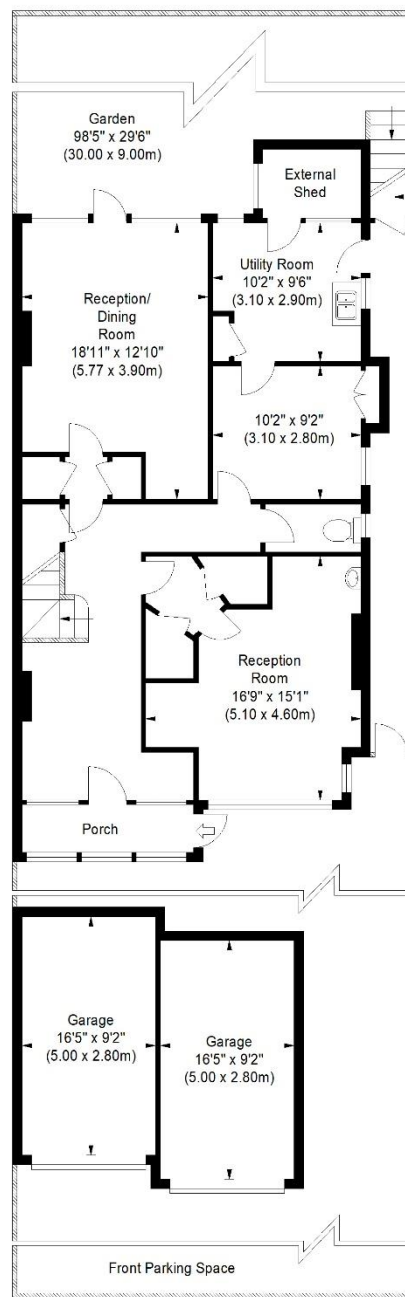






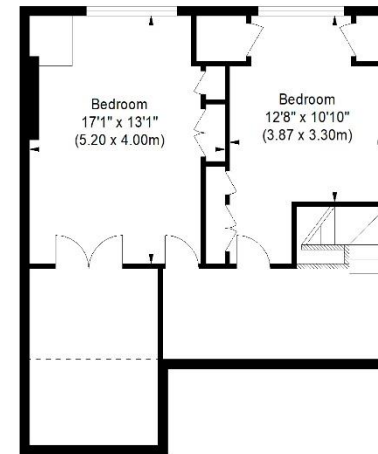


Brighton Road
 Approximate Gross Internal Area
 2457 sq ft / 228.25 sq m
 (Excluding Porch, Garages, External Shed and Storages)

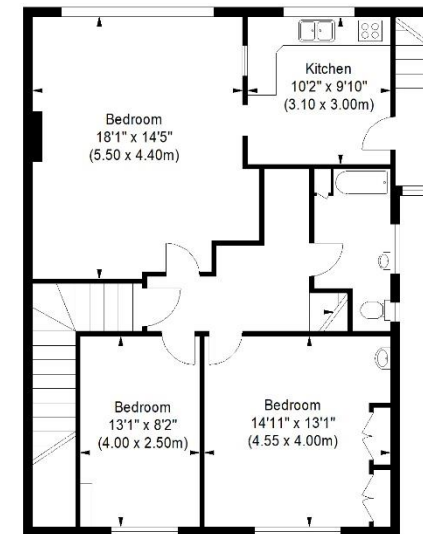


Ground Floor

External Storage



Second Floor



First Floor

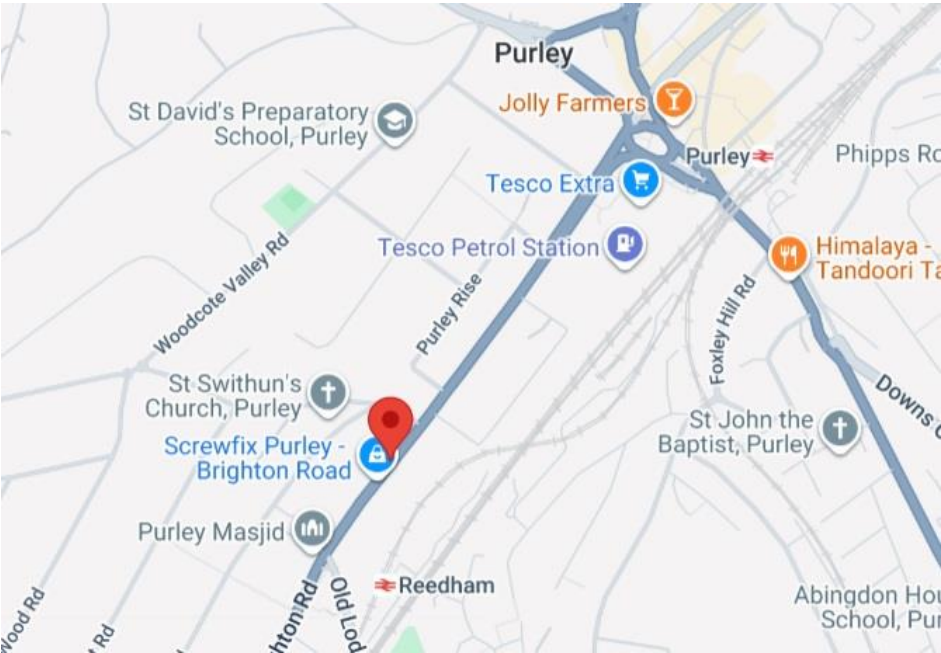
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FIVE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ RENOVATION REQUIRED
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.1 MILES FROM REEDHAM TRAIN STATION
- ❖ OFF-ROAD PARKING FOR 3-4 CARS
- ❖ TWO GARAGES
- ❖ 2457 SQFT OF FLOOR SPACE
- ❖ GROUND FLOOR CURRENTLY USED AS OSTEOPATHIC CLINIC
- ❖ EPC EER D



**** Chain Free **** A spacious five-bedroom semi-detached house situated in a popular location, conveniently positioned only 0.5 miles from Purley train station & 0.1 miles from Reedham train station. Additionally, the property is favourably located between both Purley and Coulsdon town centres, with both offering a plethora of shops, cafes & restaurants.

Currently arranged as a Osteopathic clinic to the ground floor and residential accommodation to the upper two floors, this property offers ample development potential (Subject to all the usual permissions).

Externally, there is ample off-road parking to the front, two single garages and a large private rear garden.

Furthermore, there are numerous bus routes that serve the Brighton Road making it an ultra-convenient location and there are excellent local amenities in the vicinity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		