

FOLKLANDS



PURLEY PARK ROAD, PURLEY
MONTHLY RENTAL OF £2,850

























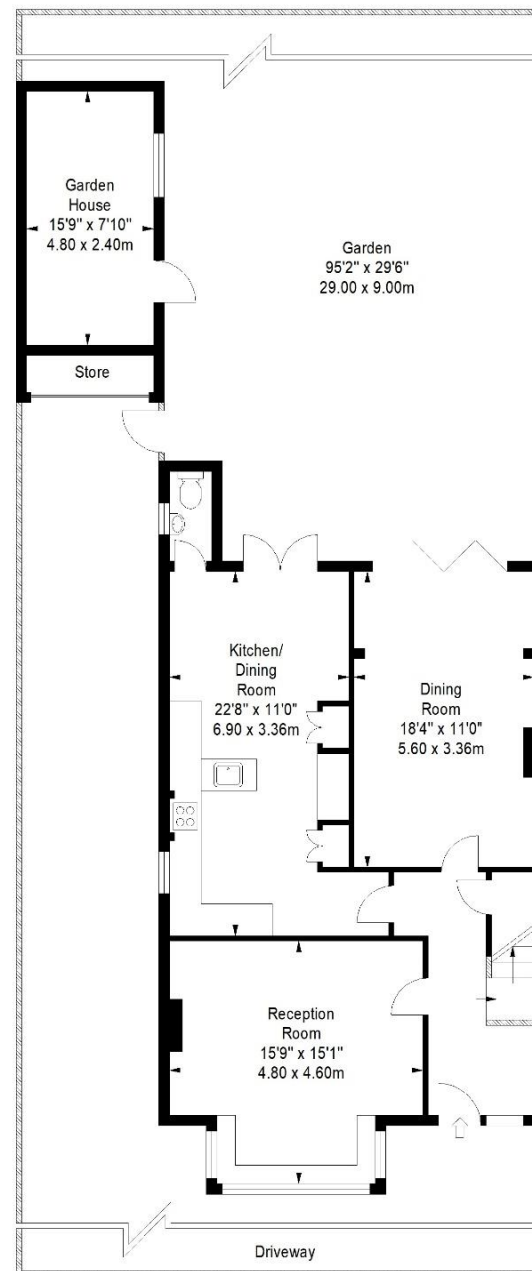
Purley Park Road

Approximate Gross Internal Area (Excluding Garden House)

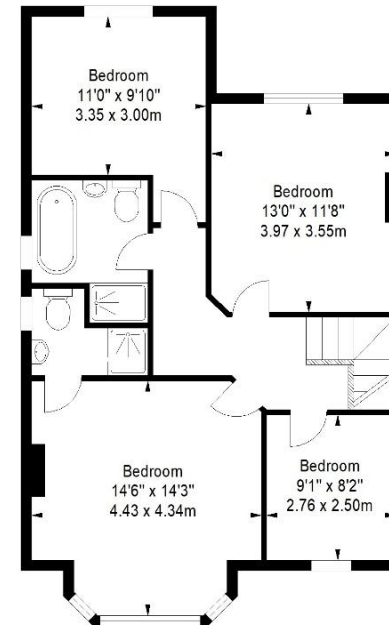
1555 sq ft / 144.46 sq m

Approximate Gross Internal Area (Including Garden House)

1702 sq ft / 158.14 sq m



Ground Floor



First Floor

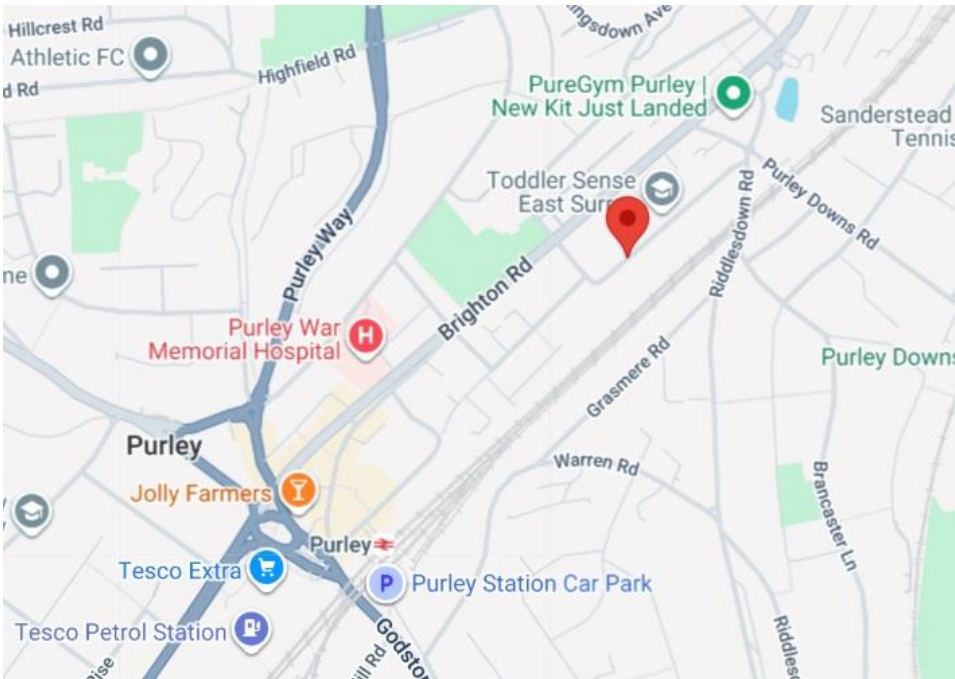
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ FOUR BEDROOM - SEMI-DETACHED HOUSE
- ❖ EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ❖ 95' PRIVATE REAR GARDEN
- ❖ INSULATED GARDEN ROOM/HOME OFFICE
- ❖ OFF-ROAD PARKING FOR TWO CARS
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ EPC EER D



**** Available Immediately ** Unfurnished **** An exceptionally well presented four-bedroom semi-detached house situated on this highly desirable residential road, conveniently located only 0.4 miles from Purley train station and nearby multiple local bus routes.

This bright & spacious home enjoys a high specification throughout; it is fully double glazed, has gas central heating and benefits from a downstairs WC. Additionally, there is engineered oak flooring throughout the ground floor, excellent fitted storage, window shutters throughout and a connected speaker/entertainment system. Externally, there is a large driveway to the front of the house, side access, a shallow garage for storage and an insulated garden room/home office. The private rear garden extends to 95' and enjoys a large patio, a level lawn with flower beds and a sizeable entertainment deck with children's play area.

The accommodation to the ground floor comprises a generous entrance hall with understairs storage, a bay-fronted living room with built-in library storage, an 18' dining room with feature fireplace & bi-folding doors and a bespoke fitted kitchen with Aga oven, an American fridge/freezer and space for a breakfast table. To the first floor, there is a bay-fronted main bedroom with en-suite shower room, two further double bedrooms, a single bedroom and a luxury four-piece family bathroom suite with rolltop bath & walk-in shower cubicle.

Furthermore, this property sits nearby the abundance of shops & cafes in Purley town centre, it is a short walk from the open green spaces of Purley rotary fields & South Croydon recreational grounds, and there are numerous well-regarded primary & secondary schools within a close radius (Both state and private).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		