

FOLKLANDS



PURLEY PARK ROAD, PURLEY

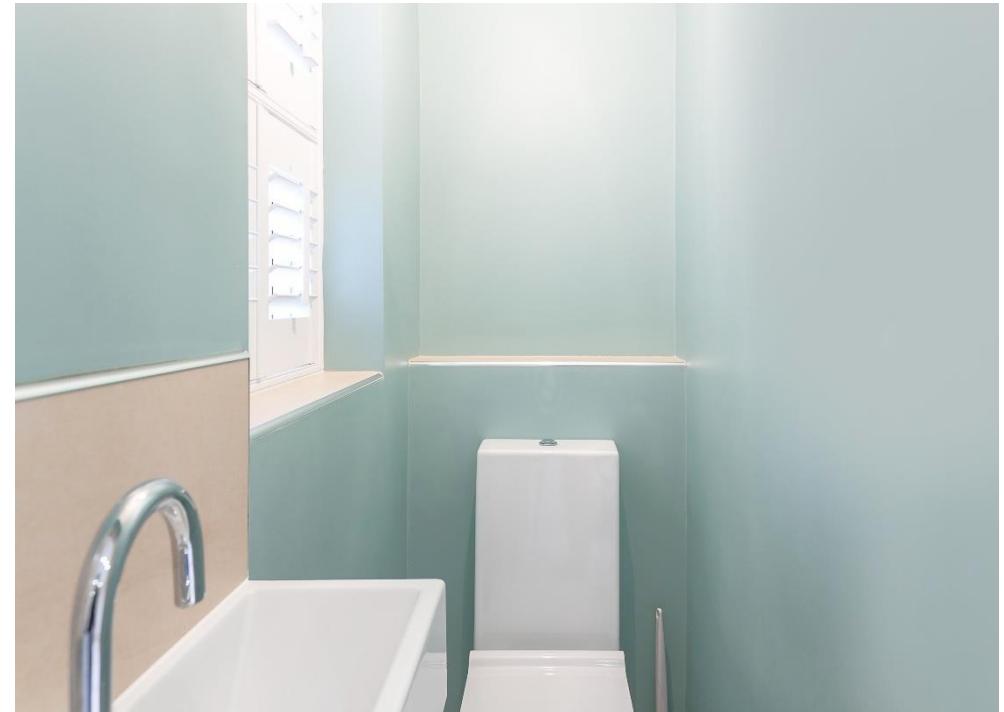
MONTHLY RENTAL OF £2,850

























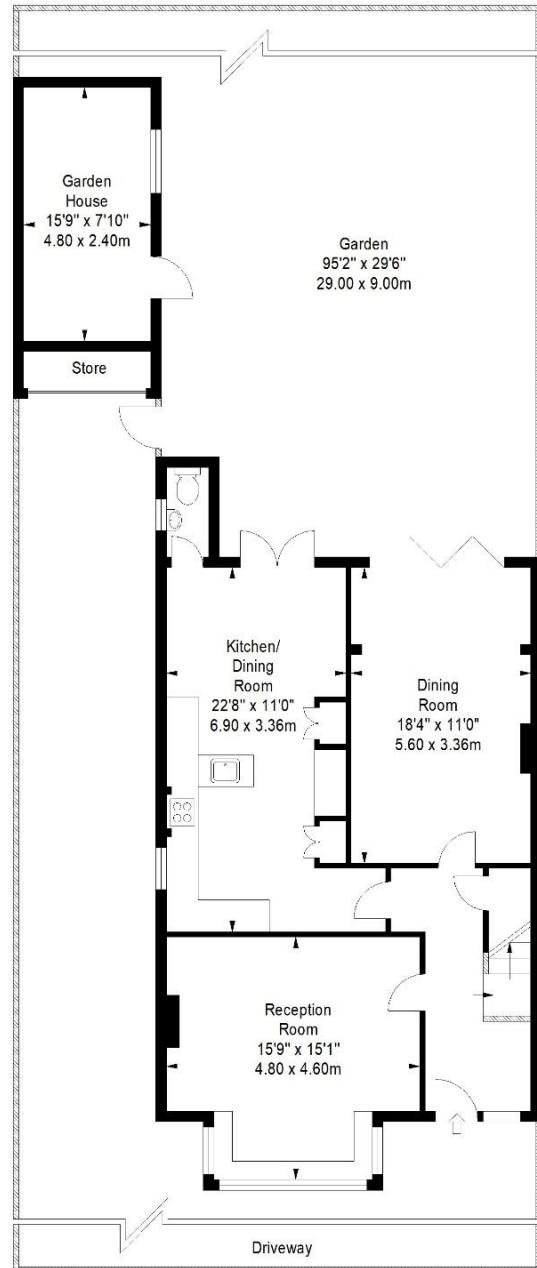


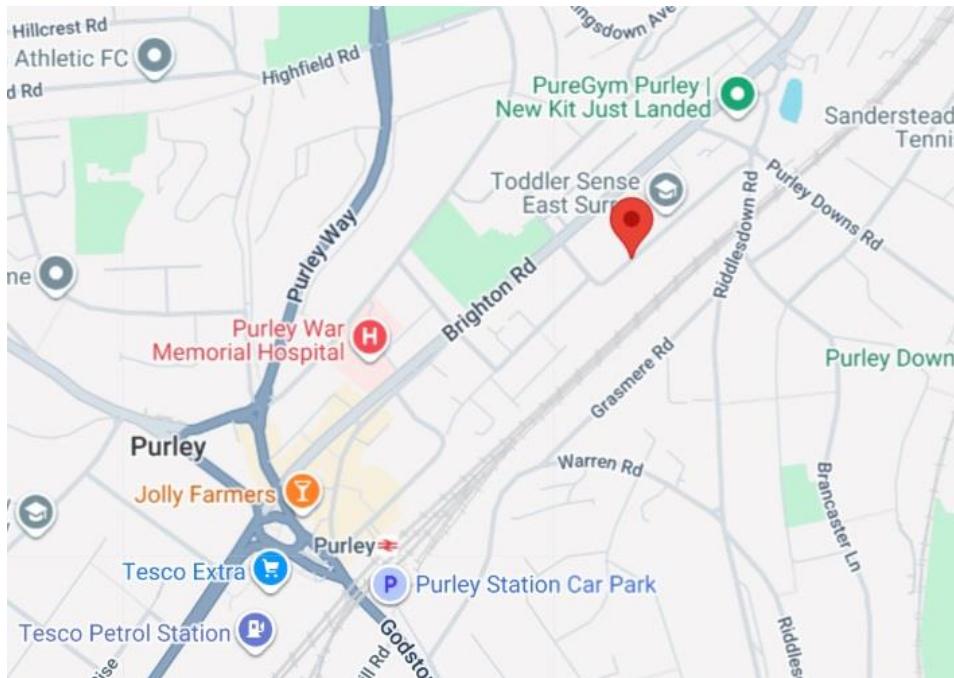
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ 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).

