

FOLKLANDS



WILMOT ROAD, PURLEY  
GUIDE PRICE £495,000

























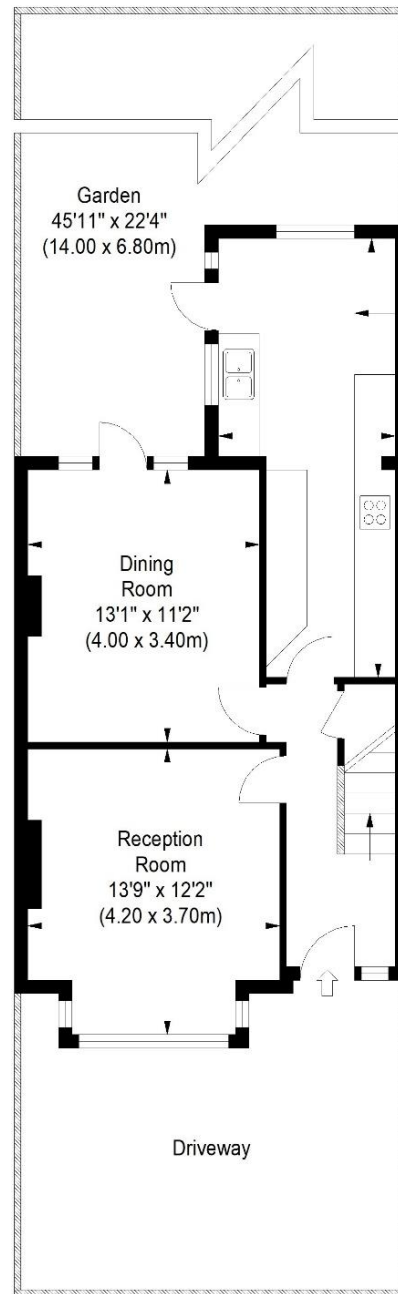




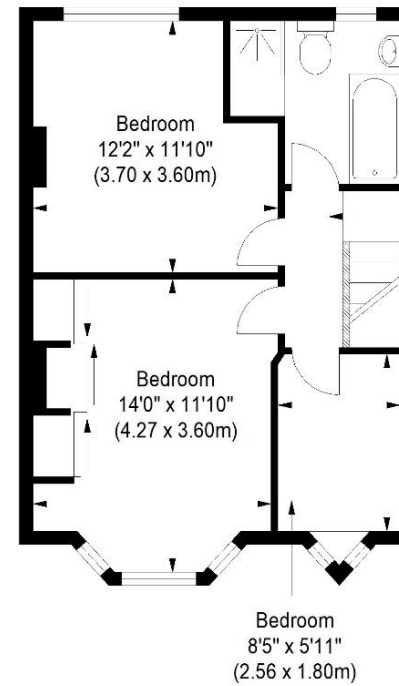
Wilmont Road, CR8

Approximate Gross Internal Area

1000 sq ft / 92.90 sq m



Ground Floor



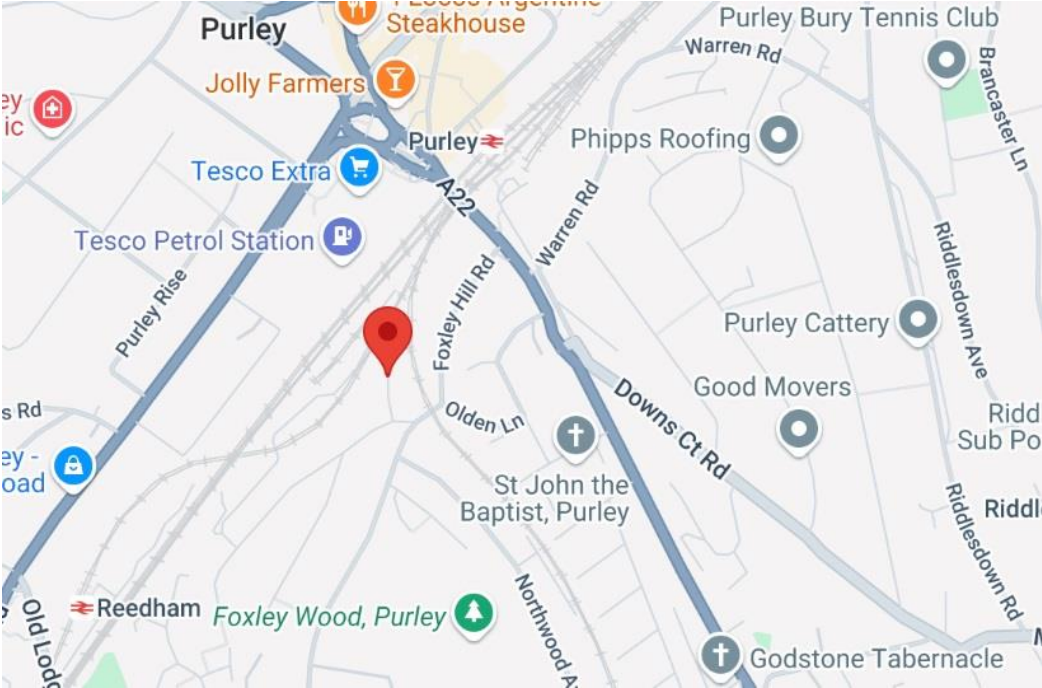
First Floor

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



- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF-ROAD PARKING FOR ONE CAR
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.3 MILES FROM PURLEY MAINLINE TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ LARGE KITCHEN/BREAKFAST ROOM
- ❖ NEW DOUBLE GLAZING IN SUMMER 2021
- ❖ NEW COMBI BOILER IN WINTER 2023
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER D



A smartly presented three-bedroom semi-detached house situated within this popular cul-de-sac, conveniently located only 0.3 miles from Purley train station and nearby several local bus routes.

This bright & spacious home enjoys good decor throughout, it was newly double glazed in the summer of 2021, there was a new Vaillant combi-boiler fitted in the winter of 2023 and there is off-road parking for one car on the driveway.

The accommodation comprises two spacious double bedrooms (One with a large range of fitted wardrobes), a single bedroom/home office, a stylish four-piece bathroom suite with walk-in cubicle, ample loft storage space, a bay-fronted living room with window shutters & feature fireplace, a separate dining room with garden access, a generous entrance hall with understairs storage and a large 21' fitted kitchen/breakfast room. Externally, there is a 45' private rear garden with a sizeable patio, side access & steps down onto the lawn.

Furthermore, this property sits moments away from the wide range of shops, cafes & restaurants in Purley town centre, and is a short walk away from the wonderful open green spaces of Riddlesdown common & Foxley Woods.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		