

# FOLKLANDS



THE CLOSE, PURLEY

GUIDE PRICE £700,000







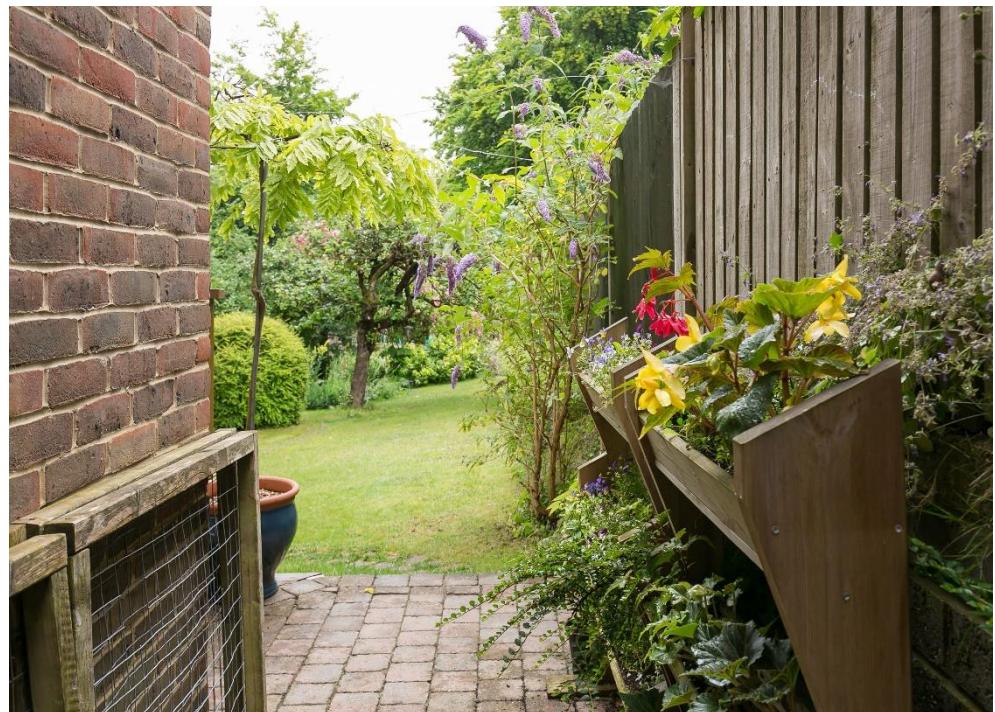






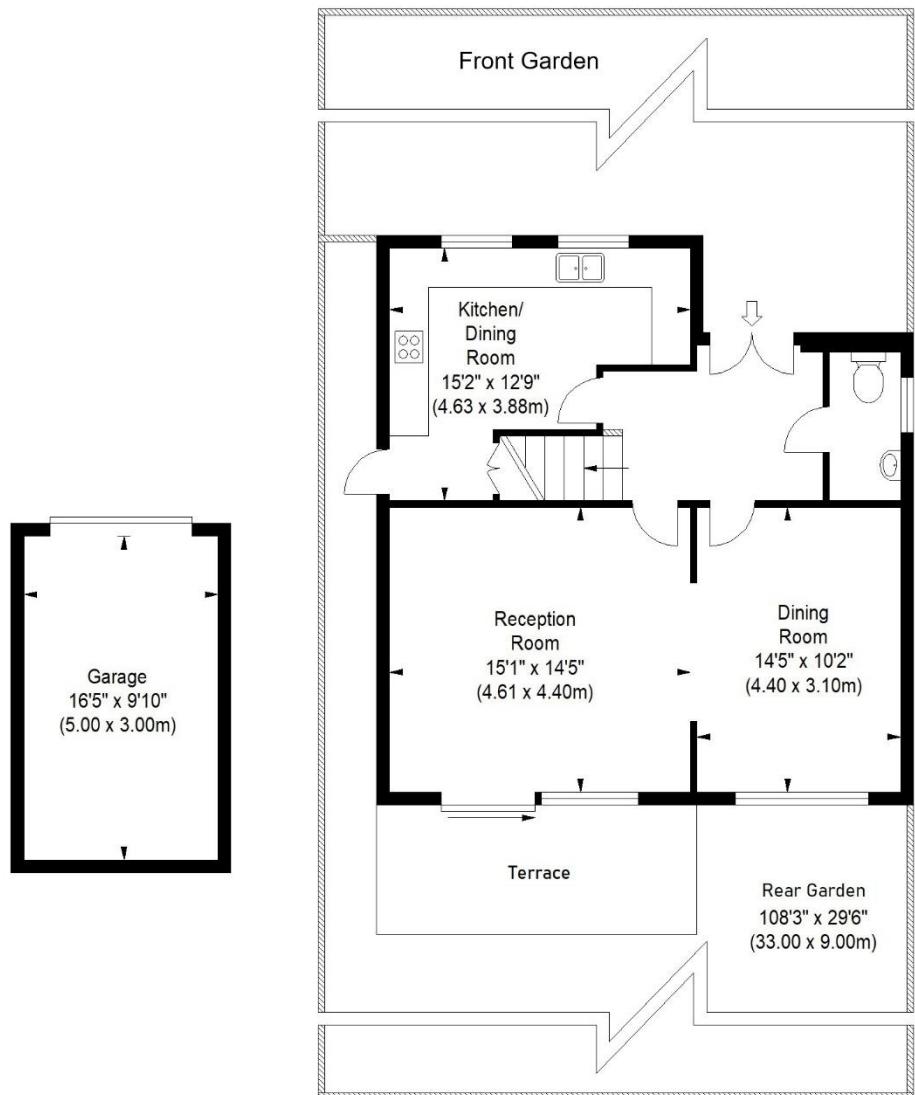




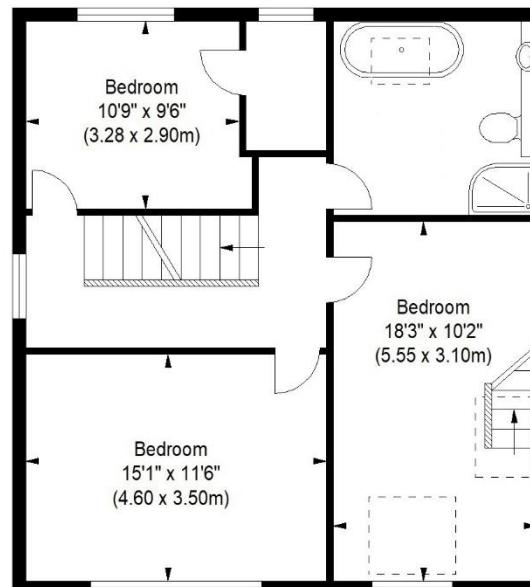




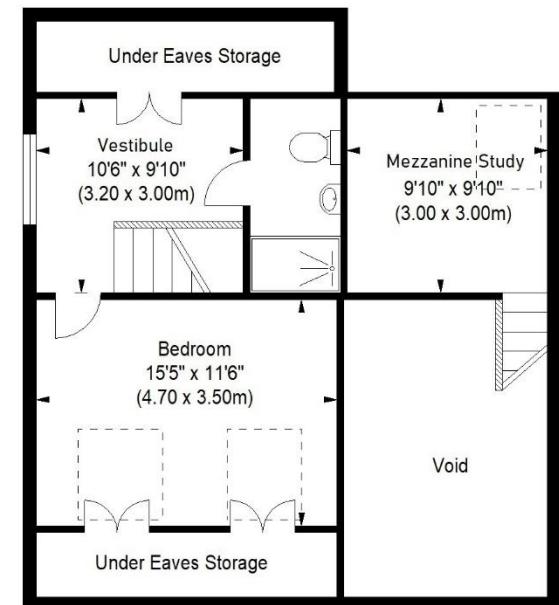




Ground Floor



First Floor



Second Floor

### The Close , Purley

Approximate Gross Internal Area( Excluding Garage & Under Eaves Storage)

1838 sq ft / 170.78 sq m

Approximate Gross Internal Area (Including Garage & Under Eaves Storage)

2157 sq ft / 200.38 sq m

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 6AI

- ❖ FOUR DOUBLE BEDROOM DETACHED HOUSE
- ❖ TWO BATHROOMS + DOWNSTAIRS WC
- ❖ BONUS MEZZANINE STUDY
- ❖ 108' SOUTH WEST FACING REAR GARDEN
- ❖ SEPARATE GARAGE & PARKING SPACE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM PURLEY MAINLINE STATION
- ❖ ARRANGED OVER THREE FLOORS
- ❖ QUIET SECLUDED LOCATION
- ❖ EPC EER C



A beautifully presented four double bedroom detached house, situated within this quiet secluded position in a small cul-de-sac in the desirable Purley area, conveniently located 0.5 miles from both Purley Mainline station and Purley Oaks train station.

This bright & spacious home is arranged over three floors and offers a balanced and flexible accommodation. The house features a spacious & welcoming entrance hall, it has ample living space with garden views, there is an all-important downstairs WC, and as you explore the house you will find the bonus additions of a mezzanine study, a hobby snug and a vestibule on the top floor. Externally, there is a sizeable paved front garden, side access, and a wonderful mature private Southwest facing rear garden that extends to 108'. Set aside from the house there is a private garage and off-road parking space.

The accommodation comprises four double bedrooms, a beautifully appointed four-piece family bathroom suite with free-standing bath, a further three-piece shower room to the top-floor, ample eaves storage space, a sizeable kitchen/dining room with access to the under stairs storage, and an open plan double reception room with hard flooring & patio doors leading onto the raised terrace that overlooks the garden.

Furthermore, this property sits half a mile from Purley town centre with its plethora of shops, cafes & restaurants, it is nearby a number of open green spaces, and it is well served by a number of well-regarded state & private schools. We feel that this property would make an excellent family home.

