

FOLKLANDS



THE CLOSE, PURLEY
GUIDE PRICE £700,000













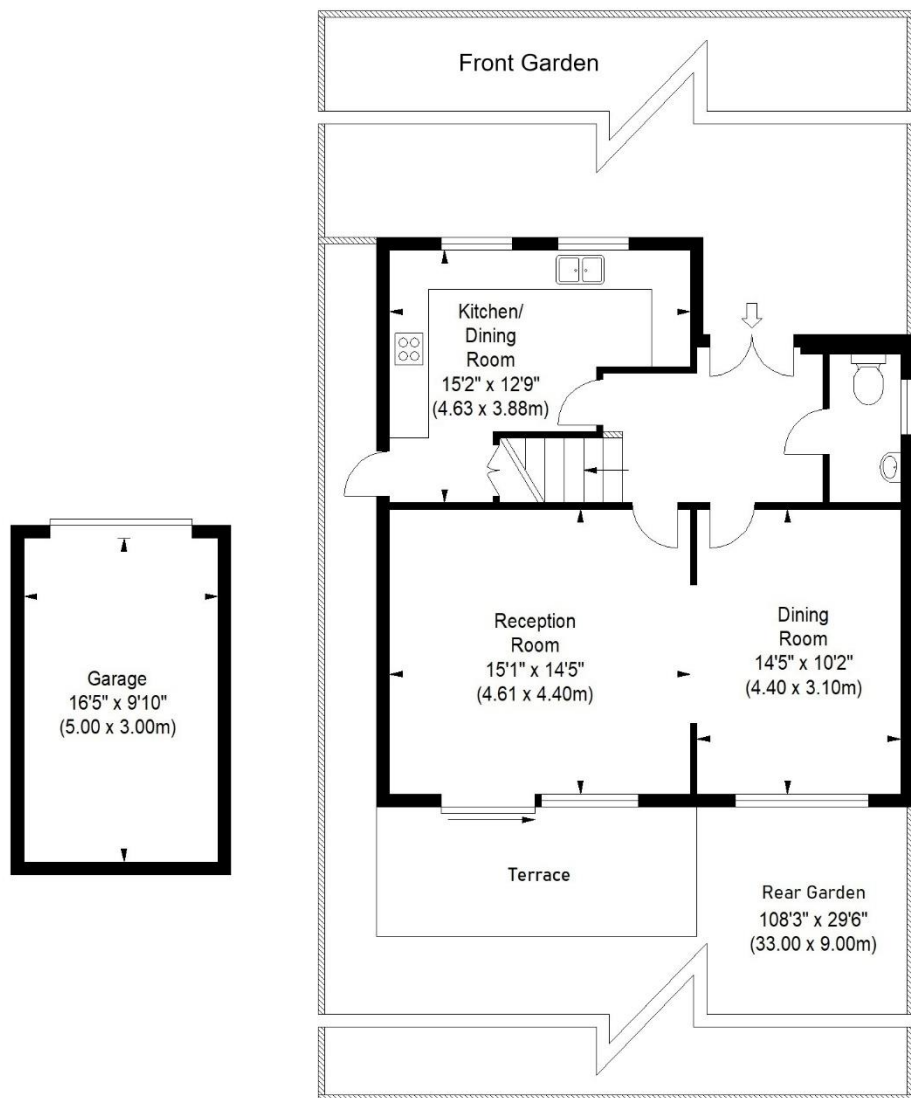












Ground Floor

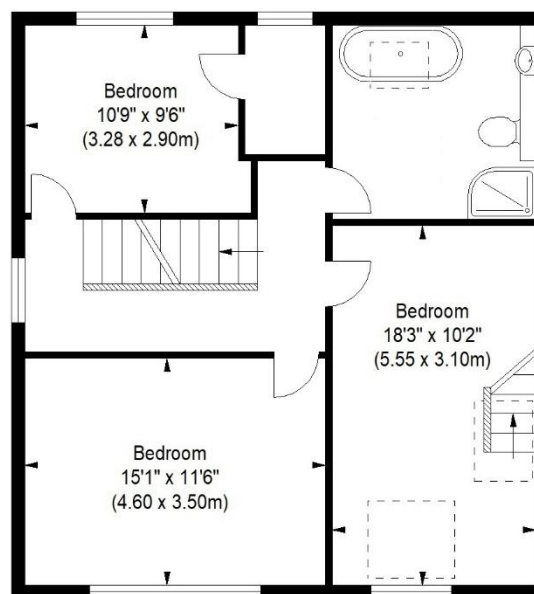
The Close, Purley

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

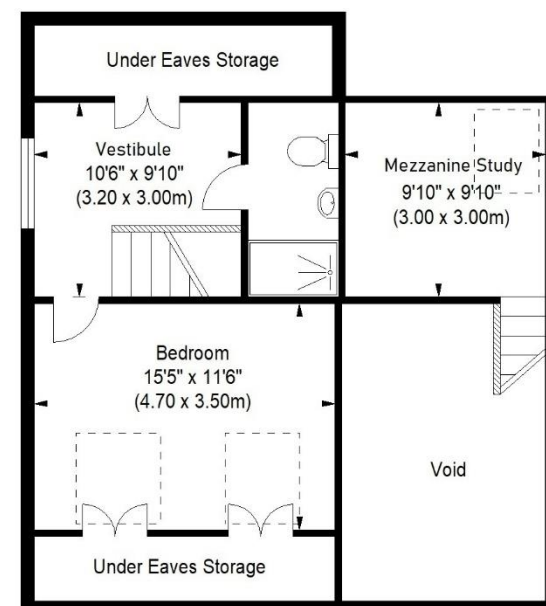
1838 sq ft / 170.78 sq m

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

2157 sq ft / 200.38 sq m



First Floor



Second 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

- ❖ 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |