

MONTHLY RENTAL OF £1,400



Sunnydene Road Purley Surrey CR8 2DJ

Frost Estate Agents are delighted to offer to the market this extremely spacious three double bedroom terraced property, which is situated within easy walking distance of Purley station.

The property briefly comprises; bright and airy entrance hall which leads onto a generous front reception room with striped wood flooring throughout. To the rear of the property is a large dining room which leads onto a modern kitchen and additional downstairs WC. The garden is a good size and benefits from a self contained workshop, ideal for those DIY projects!

The first floor comprises 3 double bedrooms, all with striped wood flooring and a bright modern fitted shower room. There is loft space should you need extra storage and the property benefits from gas central heating and double glazing throughout.

Sunnydene Road is a turning off the Godstone Road, within half a mile of Purley Town Centre, with shops, supermarkets, library, gym, swimming pool etc. and mainline rail station with fast and frequent services to London Victoria and London Bridge and within easy reach of Gatwick Airport. Brighton is just 45 minutes away. Local bus services are also readily at hand.



Sunnydene Road, Purley

Approximate Gross Internal Area = 82 sq m / 882 sq ft

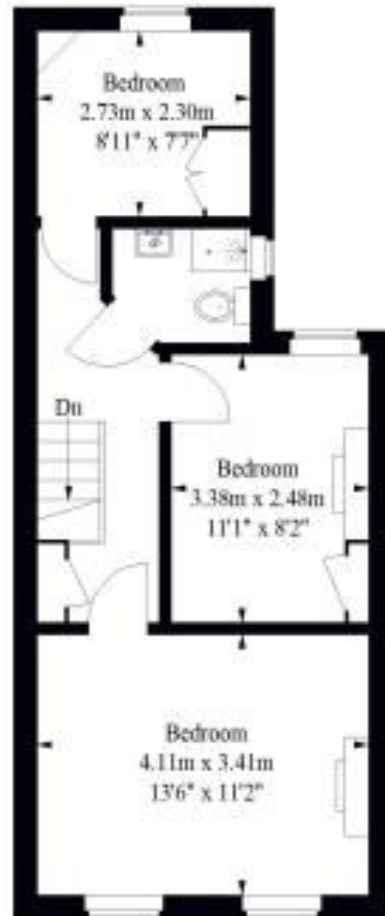


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 369124)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 56 | 70 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

