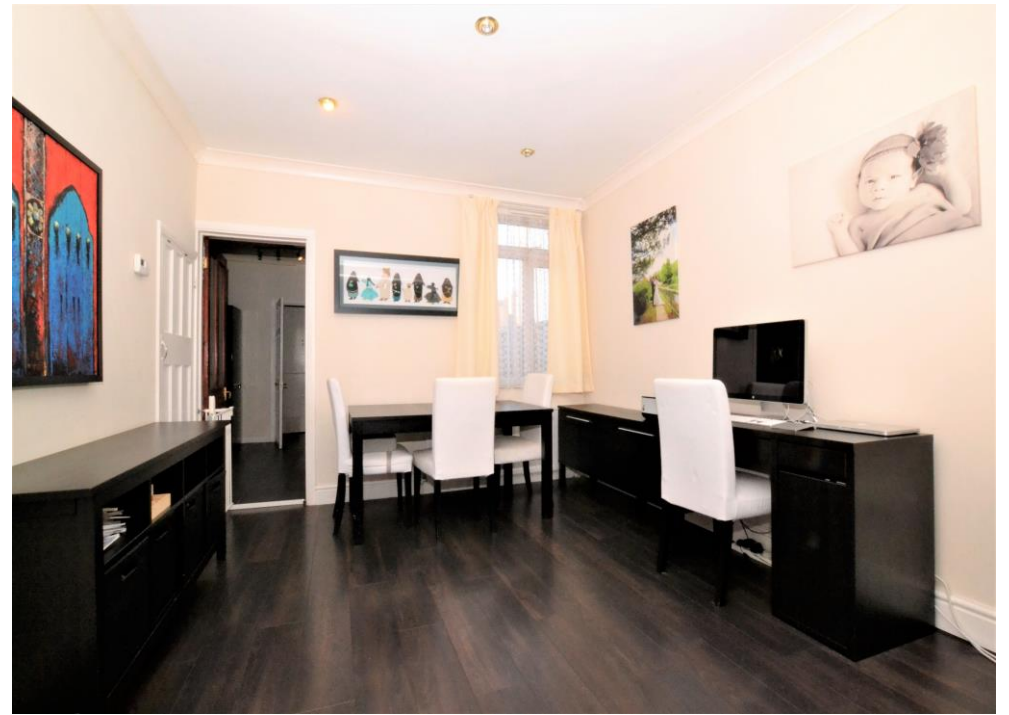


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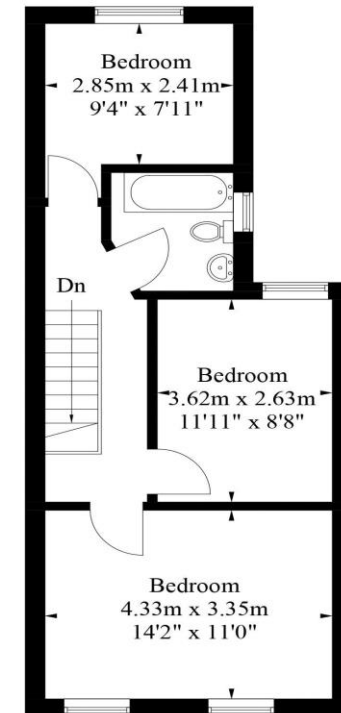
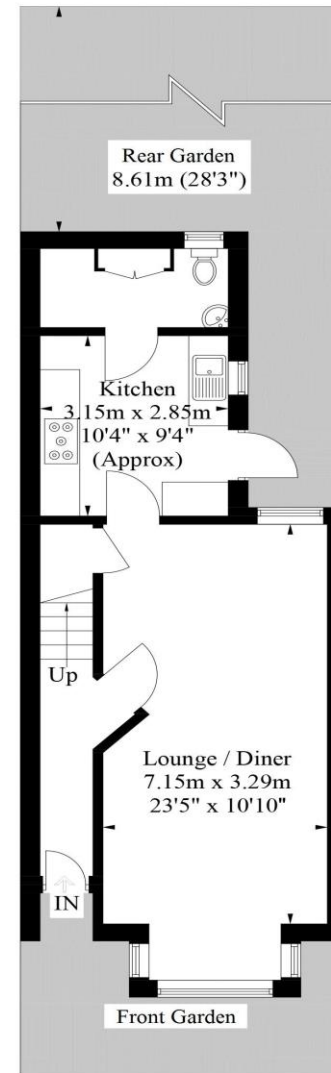
ELM ROAD, PURLEY
GUIDE PRICE £415,000





Elm Road, Purley

Approximate Gross Internal Area = 91.1 sq m / 980 sq ft



Ground Floor
46.3 Sq m / 498 Sq ft

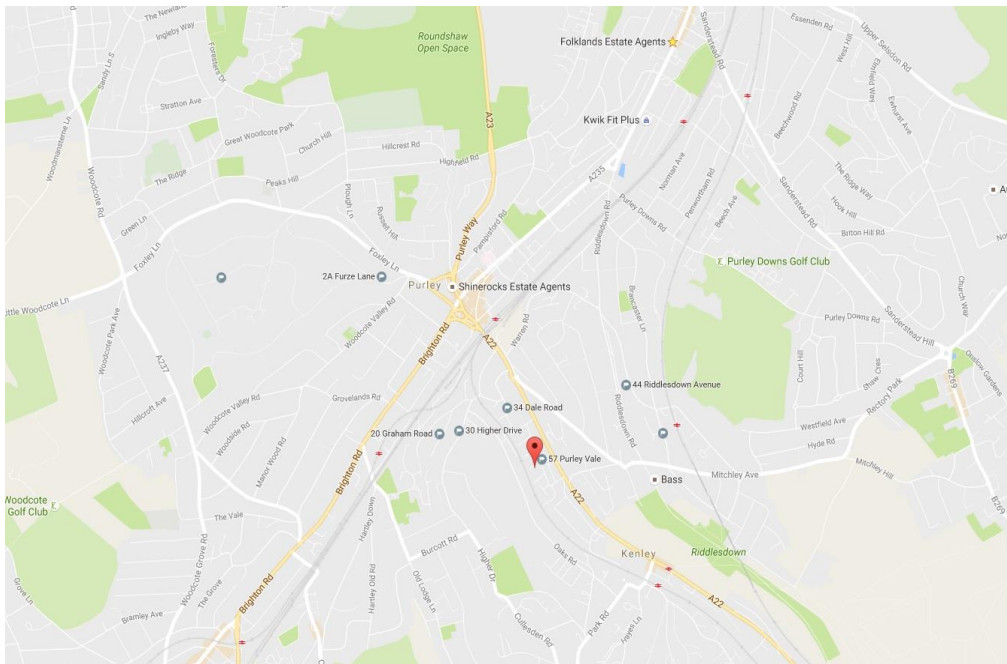
First Floor
44.8 Sq m / 482 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID322050)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.5 MILES FROM RIDDLEDOWN TRAIN STATION
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.5 MILES FROM OUTSTANDING RATED HARRIS PRIMARY SCHOOL
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE DOUBLE RECEPTION ROOM
- ❖ DOWN STAIRS WC
- ❖ MODERN KITCHEN AND BATHROOM
- ❖ PRIVATE REAR GARDEN



A well presented three bedroom period terrace house situated within this quiet cul-de-sac, in this popular residential area, equidistant of Purley town centre and Kenley, conveniently situated 0.5 miles from both Purley & Riddlesdown train stations.

This spacious home enjoys good decor throughout, a large living space, a down stairs WC, boasts scope to loft extend (STPP) and whilst being a short distance to a number of well regarded primary schools, including the outstanding rated (Ofsted) Harris Primary Academy Kenley, we feel this property would make an ideal family home.

The accommodation comprises three well proportioned bedrooms, a modern three piece bathroom suite, a large loft space for storage, a double reception room with bay window, under stairs cupboard, a stylish fitted kitchen, a further store room and a down stairs WC.

Furthermore, this property enjoys easy access to Purley town centre which boasts a wide range of local shops, cafes & leisure facilities, not to mention the large Tesco superstore. Junction 6 of the M25 is approximately 5 miles away, with direct access along the A22, which provides access to the South Coast and both Heathrow and Gatwick airports.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		61
(39-54) E	49		(39-54) E	44	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	