

# FOLKLANDS



WONTFORD ROAD, PURLEY

GUIDE PRICE £525,000



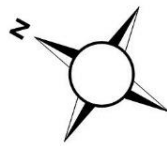






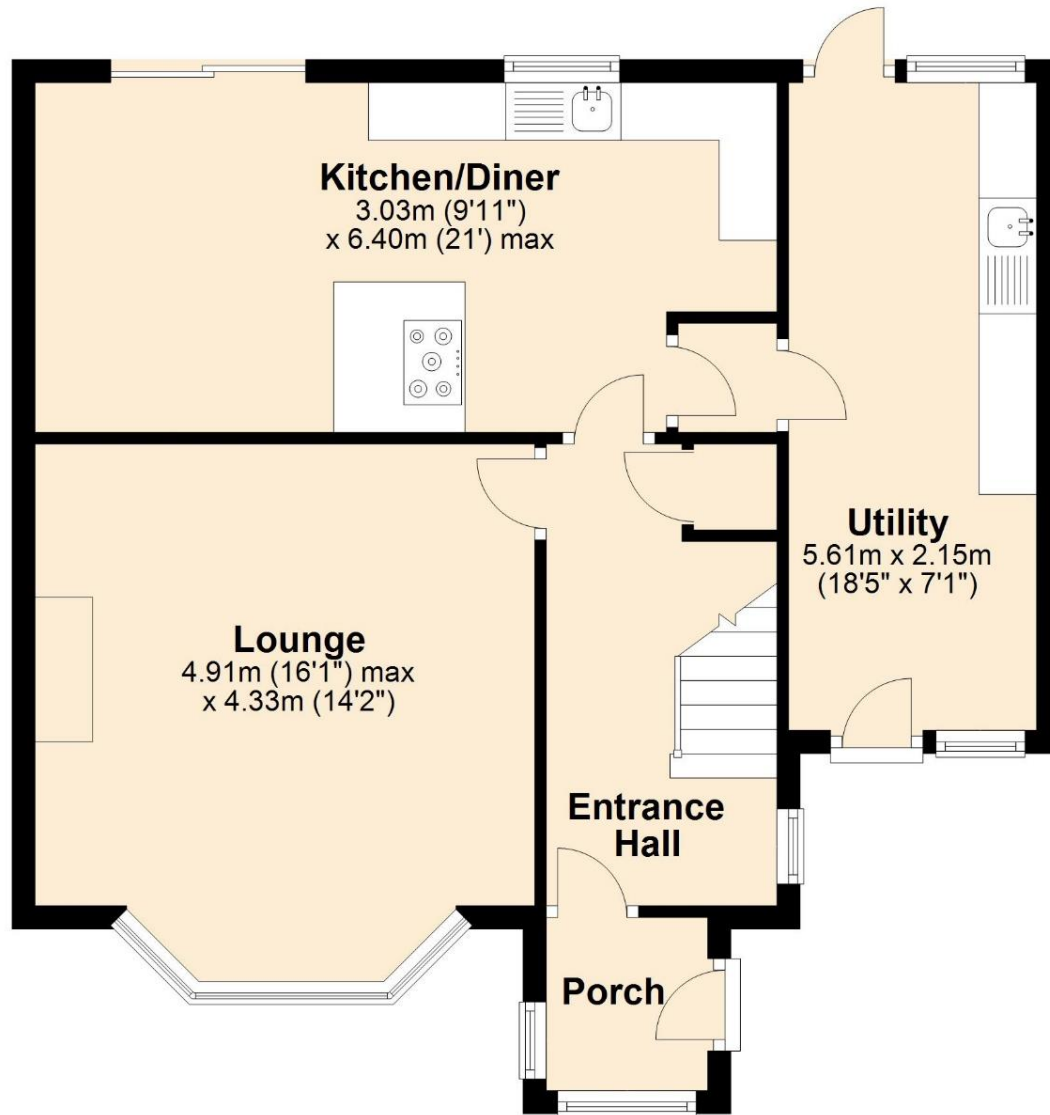






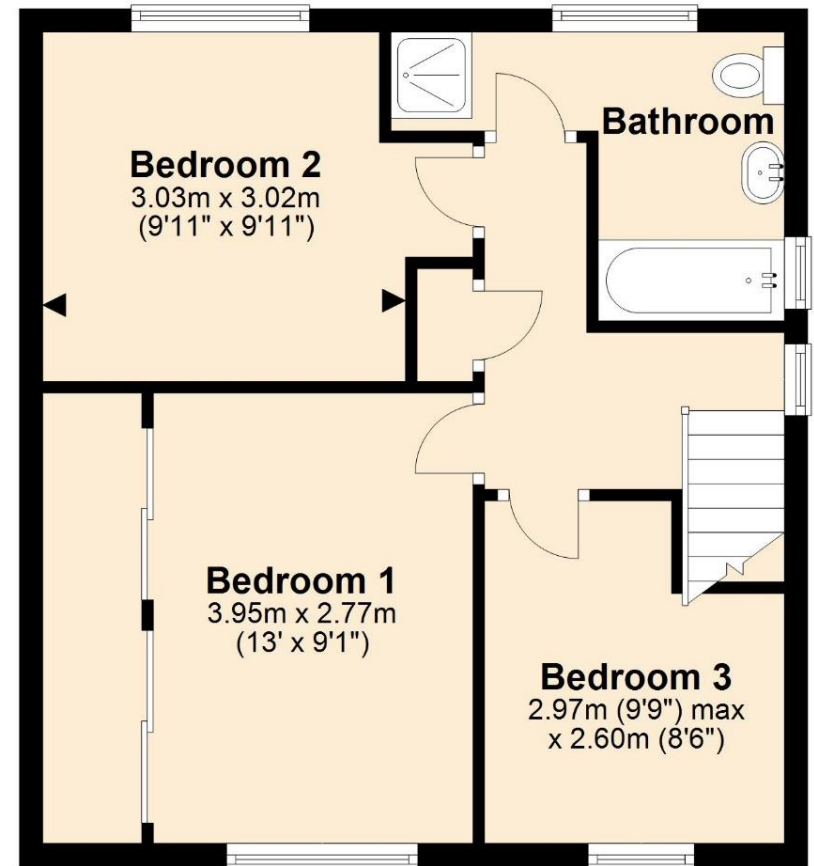
## Ground Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 105.8 sq. metres (1138.5 sq. feet)

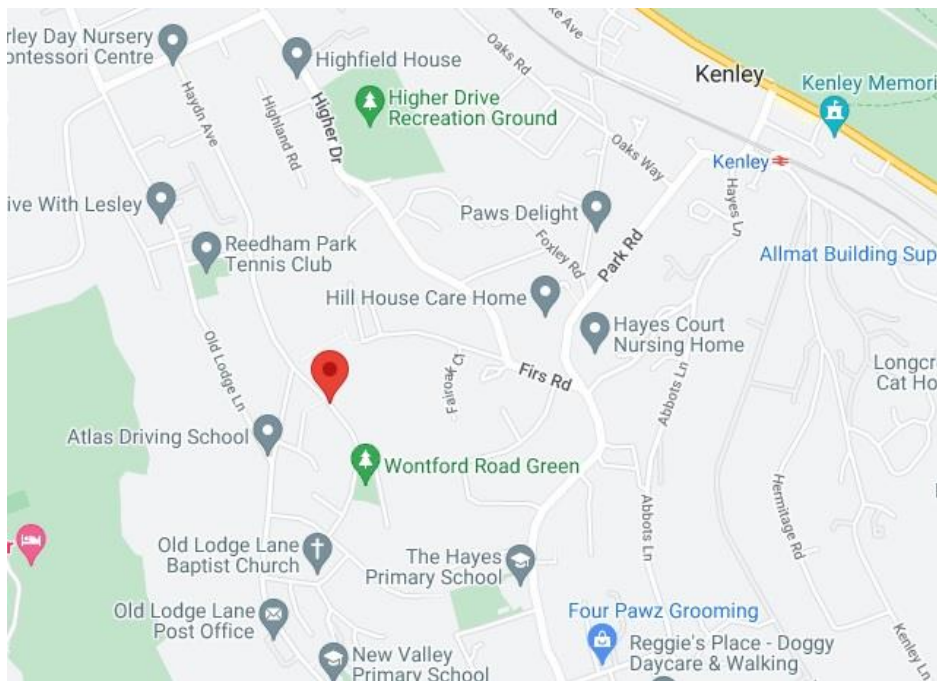
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ ELEVATED POSITION WITH FAR REACHING VIEWS
- ❖ LARGE LANDSCAPED REAR GARDEN WITH LOG CABIN
- ❖ SUPERBLY MAINTAINED THROUGHOUT
- ❖ 18' UTILITY ROOM WITH SEPARATE ENTRANCE
- ❖ 0.6 MILES FROM KENLEY TRAIN STATION
- ❖ EXCELLENT RANGE OF LOCAL SCHOOLS
- ❖ SCOPE TO EXTEND (STPP)
- ❖ EPC EER D



A beautifully presented three-bedroom semi-detached house, situated within this quiet residential road, conveniently located only 0.6 miles from Kenley train station, less than one mile from Reedham train station, and nearby the 455 bus route.

This well-maintained home boasts a large 18' utility extension which enjoys its own entrance; such space could easily be re-purposed for an individual's needs. The property enjoys an elevated position with far reaching valley views, and there is scope to further extend the house, be that to the rear or into the loft space (STPP). Externally, this home features a large garden with a fishpond, a sizeable patio, an extensive lawn, a log cabin and two sheds.

The accommodation comprises a main bedroom with a full range of fitted wardrobes, two further bedrooms, a well-appointed four-piece bathroom suite with separate shower cubicle, a large loft space, a porch entrance, a 16' x 14' bay-fronted living room, an open plan kitchen/dining room with patio doors & a sizeable fitted kitchen, and a large utility room with space for white goods and further fitted storage.

Furthermore, this property sits nearby to a number of well-regarded primary & secondary schools, and it is equidistant to both Purley & Coulsdon town centres. The property also benefits from being moments away from both the Reedham Park Tennis club and the open green spaces of Higher Drive Recreational ground. Further afield there are a number of golf courses and the green expanses of Riddlesdown Common. In our view this property would make a wonderful family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		