

FOLKLANDS



LANSDOWNE ROAD, PURLEY

GUIDE PRICE £335,000

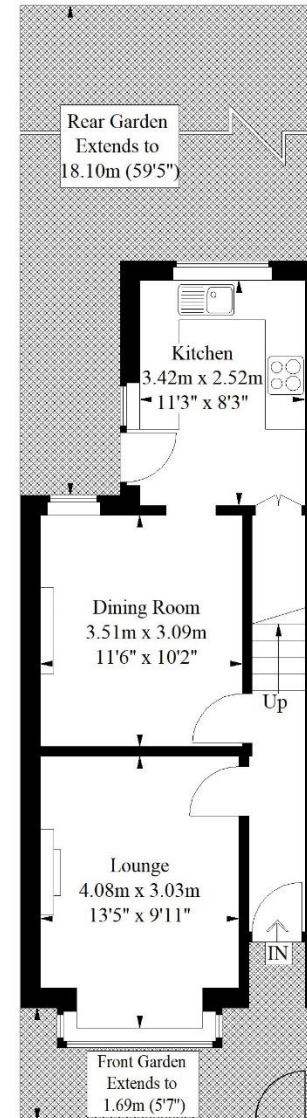




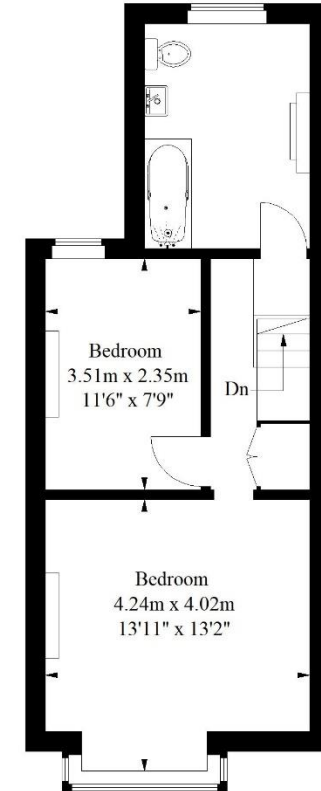


Lansdowne Road, Purley

Approximate Gross Internal Area
76.5 sq m / 823 sq ft



Ground Floor
37.9 sq m / 408 sq ft



First Floor
38.6 sq m / 415 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 456262)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ REQUIRES REFURBISHMENT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ LARGE UP-STAIRS BATHROOM
- ❖ AMPLE SCOPE TO LOFT EXTEND (STPP)
- ❖ 0.4 MILES FROM PURLEY TRAIN STATION
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ MOMENTS FROM PURLEY TOWN CENTRE
- ❖ COMBI-BOILER

A two double bedroom period terrace house situated within this popular residential road, moments from Purley town centre, and only 0.4 miles from Purley train station which offers direct services to London Bridge & Victoria stations with journey times of less than 30 minutes, not to mention services to both Gatwick & Luton airports too.

Although requiring a refurbishment, this spacious home has two notable features, firstly the stairs case sits in the traditional position within the house opposed to splitting the reception rooms & running through the middle of the home as others do in the road, this will make the house easier to loft extend (STPP), and secondly the property does not back onto the railway line, and therefore enjoys a Westerly aspect to the rear.

The accommodation comprises two double bedrooms, a large three piece bathroom suite, a substantial loft space, two separate reception rooms, an 11'3 x 8'3 kitchen and a private rear garden.

Furthermore, this property enjoys easy access to the local Tesco superstore, and a wide range of shops, cafes & restaurants in Purley town centre. For those looking to travel home later in the evening Purley train station benefits from an hourly service from Victoria throughout the night.

