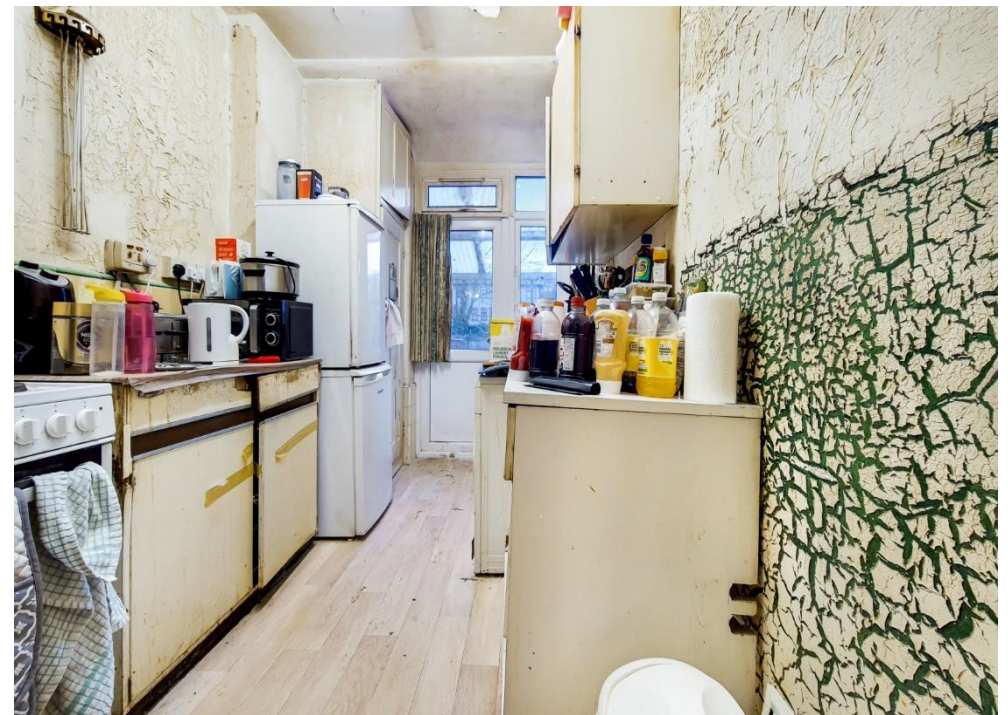


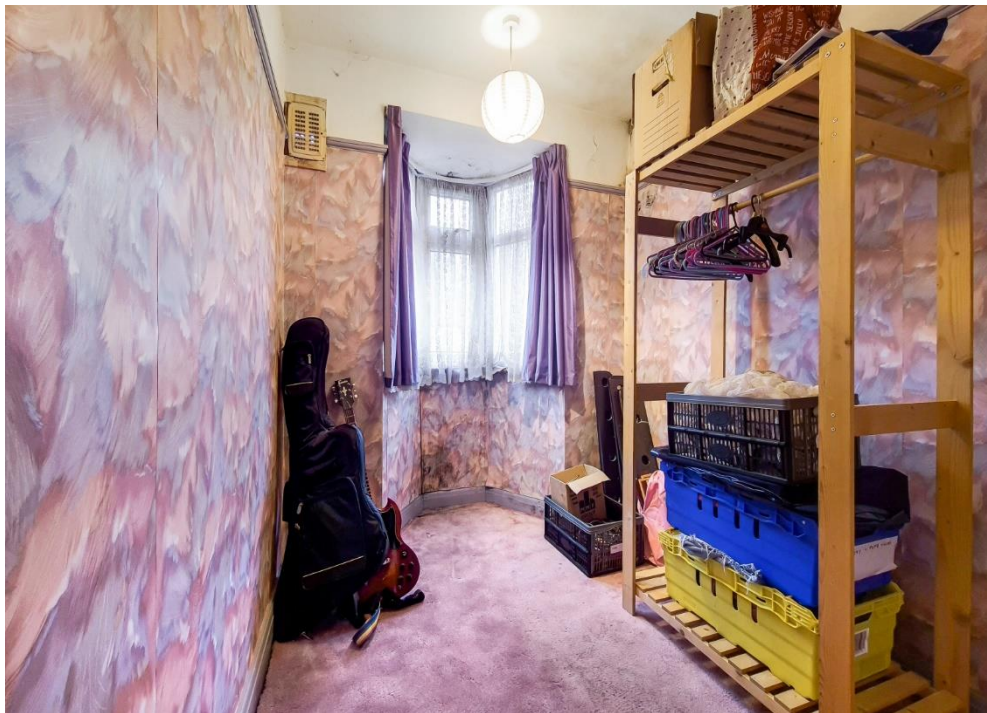
FOLKLANDS



PURLEY PARK ROAD, PURLEY

GUIDE PRICE £450,000











Attic also available, not measured during survey, and excluded from measurements.

— Lower Ground Floor

— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
136.31 sqm / 1467.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes cupboards, open-plan headheight.
125.77 sqm / 1363.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.23 sqm / 13.22 sqft

RESTRICTED HEAD HEIGHT
Lowest clearances recorded in scan.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pests and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW6 28 RESIDENTIAL, 12546 sqm / 145522 sqft
IPW6 2C RESIDENTIAL, 10228 sqm / 110422 sqft

SPEC ID 56376380fd7540dd41ab4aa

- ❖ THREE BEDROOM
- ❖ TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ PRIVATE REAR GARDEN
- ❖ REQUIRES A FULL RENOVATION
- ❖ LARGE BASEMENT WITH GOOD HEAD HEIGHT
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ DESIRABLE LOCATION
- ❖ EPC EER D

**** Chain Free ** Requires a full renovation ** A three-bedroom terrace house, situated on this popular residential road, conveniently located 0.4 miles from Purley Oaks train station and 0.5 miles from Purley train station.**

This spacious home features a large basement which has good head-height, there is a well-insulated loft space which offers excellent scope to be converted (stpp), and there is ample scope to extend the house to the rear (stpp). Additionally, the house is fully double glazed and boasts gas central heating.

The accommodation comprises two large bedrooms, a third bedroom, a three-piece bathroom suite, a wide entrance hall, two spacious reception rooms, stairs down to the basement, and a separate kitchen with a pantry cupboard. Externally, there is a lawned rear garden and a front garden which offers excellent scope to be converted into a driveway (stpp).

Furthermore, this property sits nearby the abundance of shops & cafes in Purley town centre, it is a short walk from the open green spaces of Purley rotary fields & South Croydon recreational grounds, and there are numerous primary & secondary schools within a close radius.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		