

FOLKLANDS



ELM ROAD, PURLEY

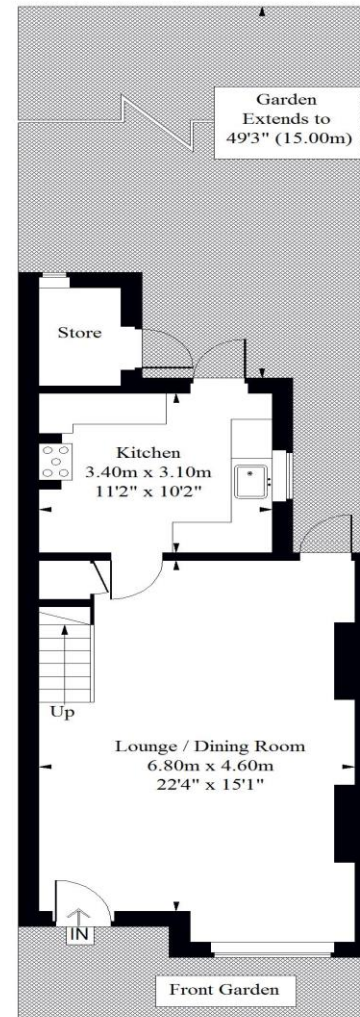
GUIDE PRICE £422,500 - FREEHOLD





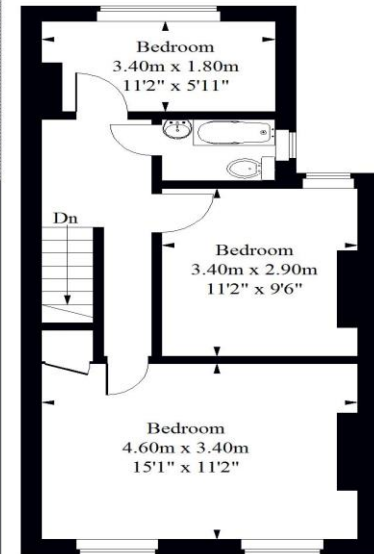


Elm Road



Approximate Gross Internal Area
 86.4 sq m / 930 sq ft
 Store= 2.4 sq m / 26 sq ft
 Total= 88.8 sq m / 956 sq ft

Ground Floor
 44.1 sq m / 475 sq ft



First Floor
 42.3 sq m / 455 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2016 (ID 300757)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

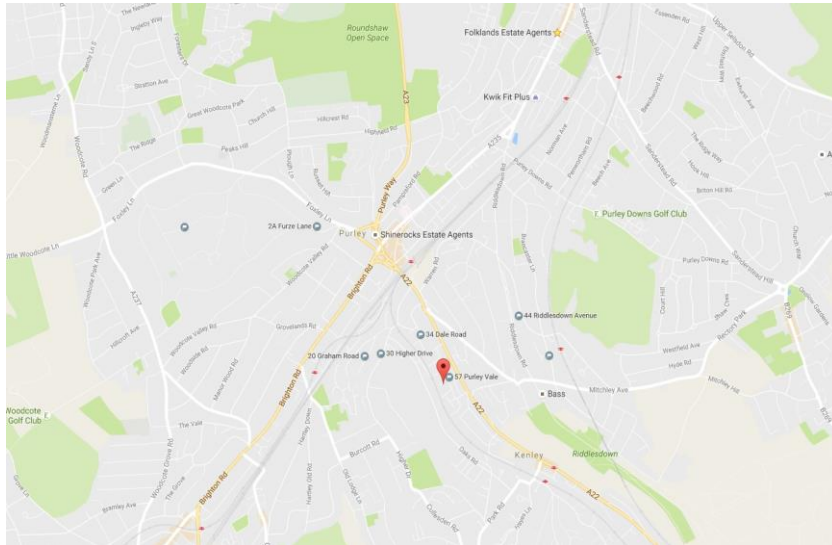
- ❖ EPC EER D
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.5 MILES FROM RIDDLESDOWN TRAIN STATION
- ❖ CUL-DE-SAC LOCATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ LARGE OPEN PLAN LIVING ROOM
- ❖ STYLISH KITCHEN AND BATHROOM
- ❖ 0.5 MILES FROM OUTSTANDING RATED HARRIS PRIMARY SCHOOL

A particularly well presented three bedroom mid-terrace house situated within this popular residential cul-de-sac, conveniently located only half a mile from both Purley and Riddlesdown train stations.

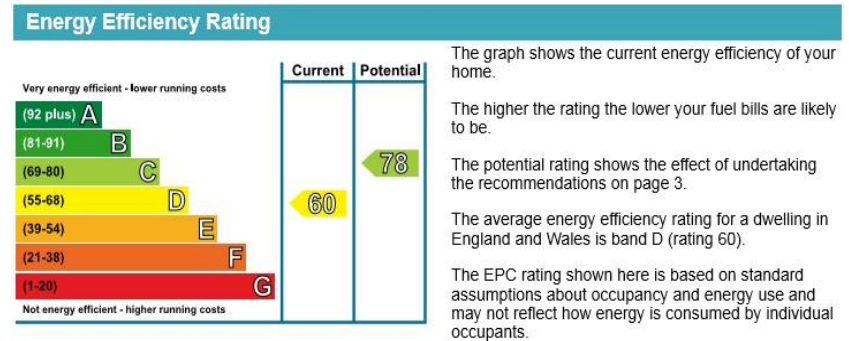
This bright & airy home enjoys spacious open plan living, the benefit of a 49' Southerly facing rear garden, scope to loft extend (STPP) and whilst being a short distance to a number of well regarded primary schools, including the Outstanding rated (ofted) Harris Primary Academy Kenley, we feel this property would make an ideal family home.

The accommodation comprises 22' x 15' bay fronted lounge/ dining room, a stylish fitted kitchen, a 15' master bedroom with built in storage cupboard, two further bedrooms, a contemporary three-piece family bathroom suite, loft storage and a private rear garden mainly laid to lawn with a patio.

Furthermore, this property enjoys easy access to Purley town centre which boasts a wide range of local shops, cafes and 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 Gatwick & Heathrow Airports.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 483	✓
2 Low energy lighting for all fixed outlets	£30	£ 63	
3 Solar water heating	£4,000 - £6,000	£ 108	✓