

# FOLKLANDS



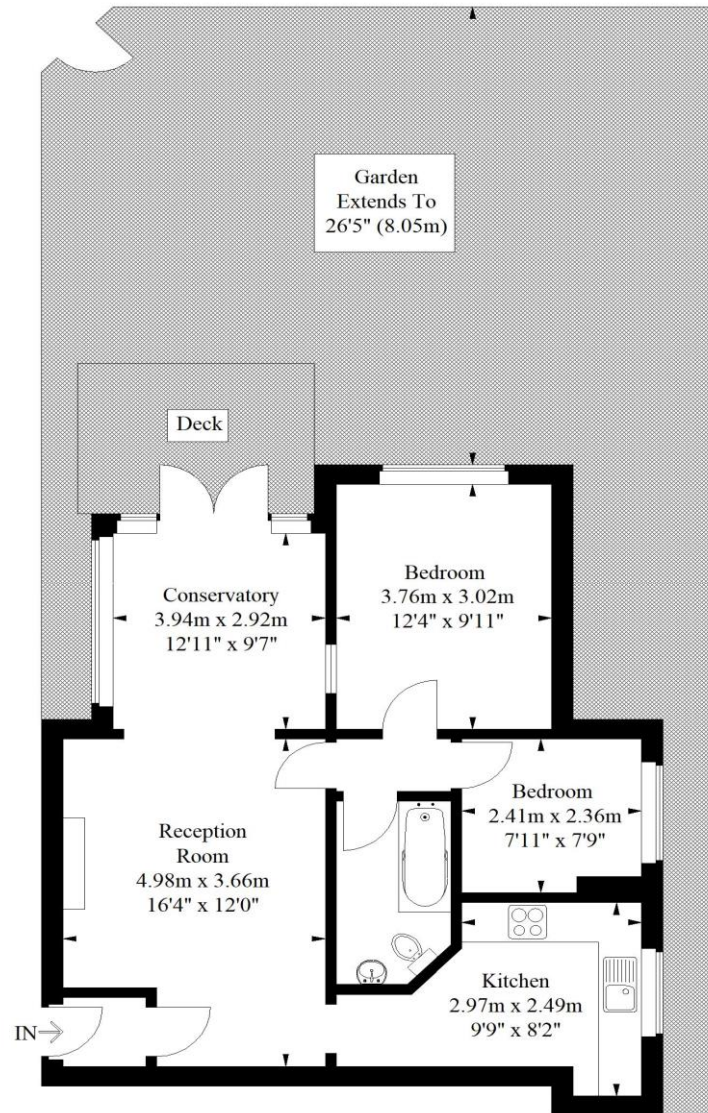
BRIGHTON ROAD, PURLEY  
GUIDE PRICE £300,000





# Brighton Road, Purley

Approximate Gross Internal Area  
62.6 sq m / 674 sq ft



**Ground Floor = 62.6 sq m / 674 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM GARDEN FLAT
- ❖ PRIVATE REAR GARDEN
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ CONSERVATORY EXTENSION
- ❖ MODERN SEPARATE KITCHEN
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ LOCATED AT THE REAR OF THE BUILDING
- ❖ PRIVATE ENTRANCE

A well presented two bedroom ground floor garden flat located at the rear of this period detached building, conveniently located 0.5 miles from Purley train station and 0.4 miles from Purley Oaks train station, collectively offering direct services to both London Bridge & London Victoria stations with journey times of circa 30 minutes.

The property benefits from an allocated parking bay, a large private rear garden, an extended living room and its own private entrance. In our opinion this property would make an excellent first time buy.

The accommodation comprises two bedrooms, a modern fitted kitchen, a stylish three piece bathroom suite, a large reception room, and an open plan conservatory extension with double doors that leads onto the garden deck and lawn.

Furthermore, this property sits moments away from the open green spaces of the Rotary fields, the local gym and the wide range of shops, bars and restaurants in Purley town centre.

