

FOLKLANDS



LANSDOWNE ROAD, PURLEY

GUIDE PRICE £385,000









Lansdowne Road, Purley

Approximate Gross Internal Area
 101.2 sq m / 1089 sq ft
 Approximate Gross Internal Area
 (Excluding Loft Room)
 87.7 sq m / 944 sq ft
 Utility Room = 3.6 sq m / 39 sq ft
 Total = 104.8 sq m / 1128 sq ft



Ground Floor
 47.1 sq m / 507 sq ft

First Floor
 40.6 sq m / 437 sq ft

Second Floor
 (Excluding Eaves Storage)
 13.5 sq m / 145 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID371685)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ END OF TERRACE HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ 0.3 MILES FROM PURLEY TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ BEAUTIFUL LANDSCAPED 63' REAR GARDEN
- ❖ BOARDED & DECORATED LOFT ROOM
- ❖ GATED SIDE ACCESS
- ❖ QUIET RESIDENTIAL ROAD
- ❖ MOMENTS FROM LOCAL AMENITIES

A well presented three double bedroom end of terrace house situated within this popular residential road, moments from Purley town centre, and only 0.3 miles from Purley train station which offers direct services to both London Bridge and Victoria with journey times of less than 30 minutes, not to mention services to both Gatwick & Luton airports too.

This spacious home benefits from gated side access, a boarded & decorated loft room with timber stair case, is fully double glazed, boasts a beautifully landscaped rear garden and with potential to officially loft convert the house we feel this property would make an ideal first home.

The accommodation comprises full width master bedroom, two further double bedrooms, a bay fronted living room with feature fireplace, a separate dining room, stylish fitted kitchen, modern bathroom suite with separate WC, a utility extension and a 63' south/ easterly facing rear garden with large stoned paved patio, lawn and rear decked area.

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.

