

# FOLKLANDS



NORTHWOOD AVENUE, PURLEY

GUIDE PRICE £420,000









Hotpoint  
AQUARIUS

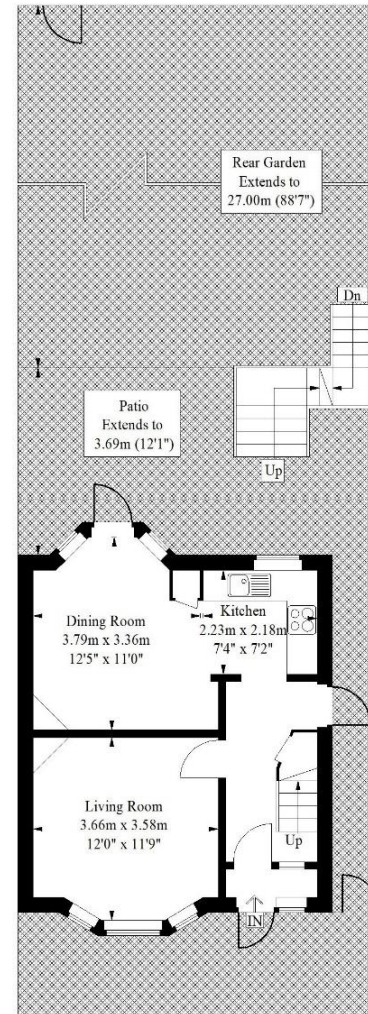
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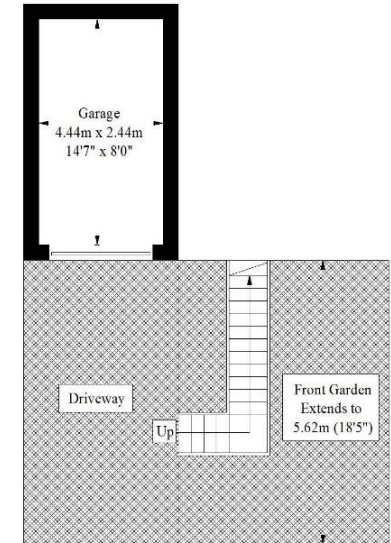


# Northwood Avenue, Purley

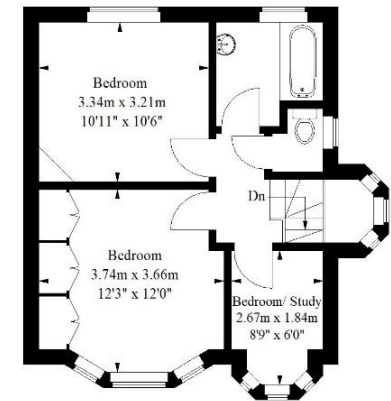
Approximate Gross Internal Area  
(Including Garage)  
87.3 sq m / 939 sq ft



**Ground Floor = 38.6 sq m / 415 sq ft**



**Lower Ground Floor = 10.9 sq m / 117 sq ft**



**First Floor = 37.8 sq m / 407 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 498209)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL







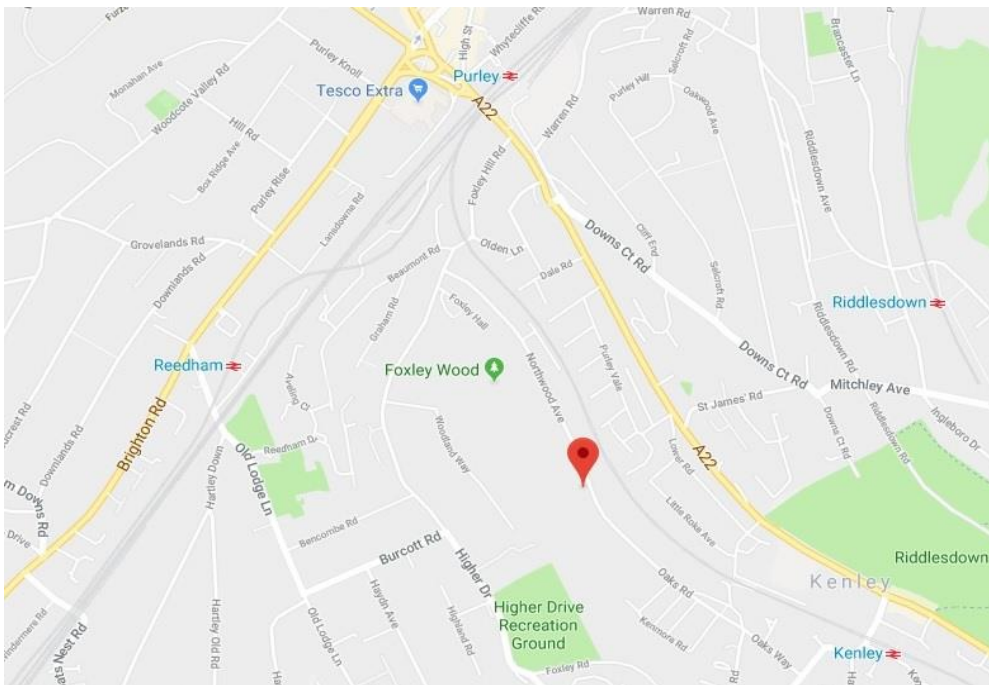
- ❖ EPC EER D
- ❖ SEMI-DETACHED HOUSE
- ❖ 0.5 MILES FROM KENLEY TRAIN STATION
- ❖ 0.6 MILES FROM PURLEY TRAIN STATION
- ❖ NO ONWARD CHAIN
- ❖ ELEVATED VALLEY VIEWS
- ❖ GARAGE
- ❖ EXCELLENT PRIMARY SCHOOL OPTIONS
- ❖ SCOPE FOR REFURBISHMENT
- ❖ BACKING ONTO FOXLEY WOODS

A three bedroom semi-detached house situated on this popular residential road, conveniently located only 0.5 miles from Kenley train station and 0.6 miles from Purley train station, both offering frequent connections to central London.

Whilst being situated on the upper-side of Northwood Avenue, this property enjoys elevated Valley views, is particularly bright & airy, and boasts a staggered 100' private rear garden which backs directly onto Foxley Woods. With scope to refurbish, this property would suit those with an ambition of making a property their own and carrying out some renovations.

The accommodation comprises two double bedrooms, bedroom three/ study, a family bathroom & separate WC, a large loft space, two reception rooms, a fitted kitchen and a Westerly facing rear garden.

Furthermore, this property sits within the catchment of a number of well regarded primary schools (schoolcatchment.co.uk) and is a short walk away from Purley town centre with its plethora of shops, cafes and restaurants, not to mention the Tesco superstore.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		<b>76</b>
(55 - 68)	<b>D</b>	<b>66</b>	
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	