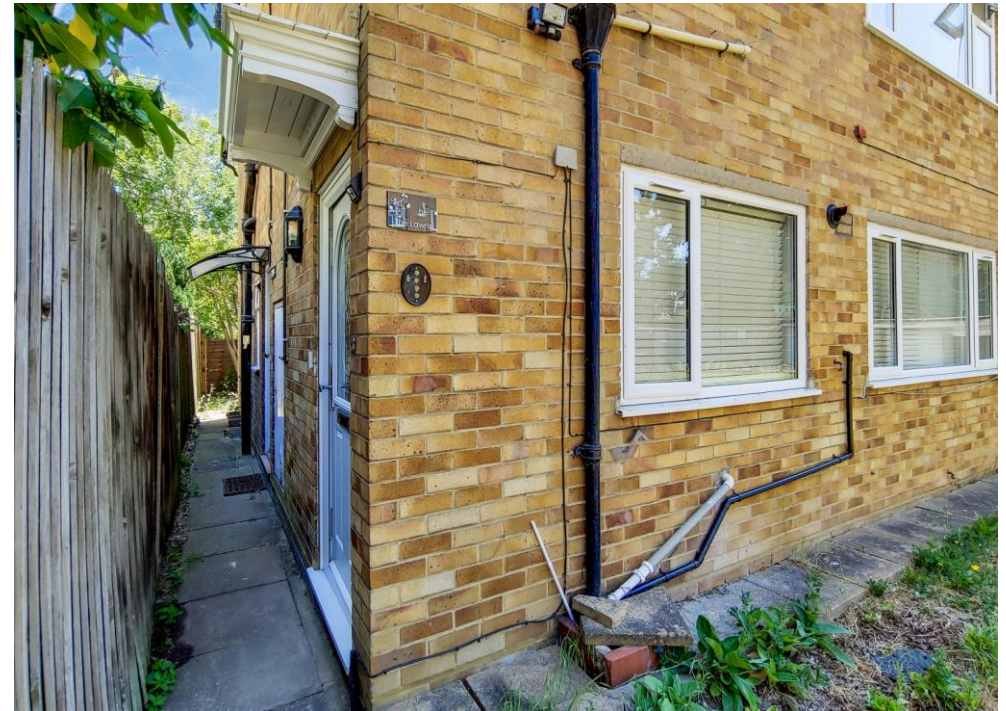


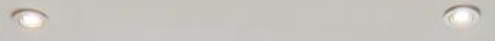
FOLKLANDS



THE LAWNS, BRIGHTON ROAD, PURLEY

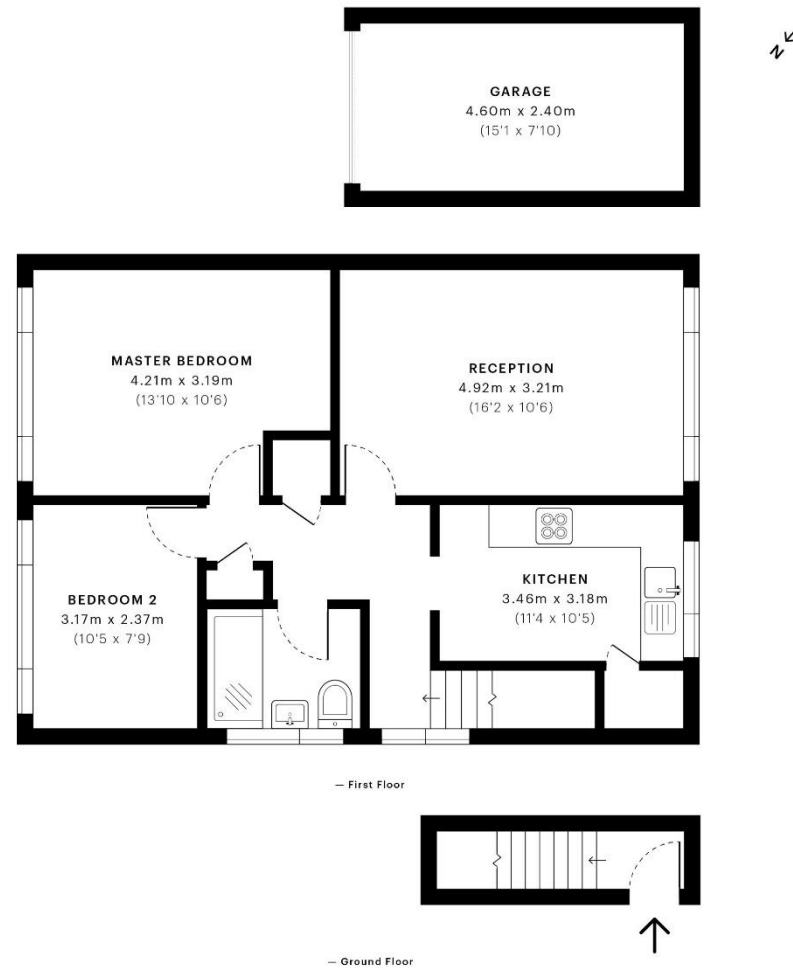
GUIDE PRICE £275,000











 GROSS INTERNAL AREA (GIA)
The footprint of the property.
74.2 Sqm / 798.6 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
68.6 Sqm / 738.0 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.

IPMS 3B RESIDENTIAL
74.8 Sqm / 805.6 Sqft

IPMS 3C RESIDENTIAL
71.2 Sqm / 765.9 Sqft

SPEC ID
5ec804e67cdd3a0a3a1fd13f

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR MAISONETTE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ PRIVATE ENTRANCE
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ LARGE COMMUNAL LAWN
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.5 MILES FROM PURLEY TRAIN STATION
- ❖ EPC EER D

A spacious two double bedroom first floor maisonette set back from the road in a secluded setting, and conveniently located only 0.4 miles from Purley Oaks train station and 0.5 miles from Purley train station, which collectively offer fast & frequent services into London Victoria, London Bridge, St. Pancras Int and Gatwick Airport.

This bright & airy property benefits from a share of freehold, a private entrance, has a private garage en-bloc and features gas central heating & is fully double glazed. Additionally, residents have access to the large communal lawn to the front.

The accommodation comprises two double bedrooms, ample hallway storage, a stylish fitted kitchen with larder cupboard, a contemporary newly fitted shower room, a large living room and access to a substantial loft space.

Furthermore, this property sits moments away from the open green spaces of Purley Rotary Field, and within an easy reach of the plethora of shops, cafes and restaurants in Purley town centre; not to mention the Tesco Extra superstore.

