



FOLKLANDS

LANSDOWNE ROAD, PURLEY

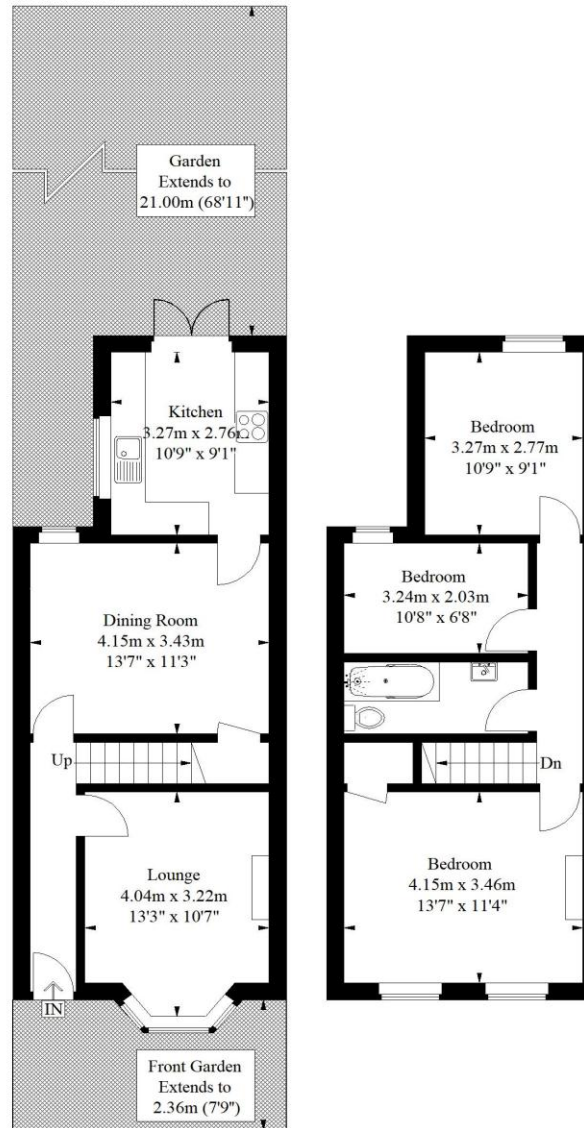
GUIDE PRICE £390,000





Lansdowne Road, Purley

Approximate Gross Internal Area
86.2 sq m / 927 sq ft

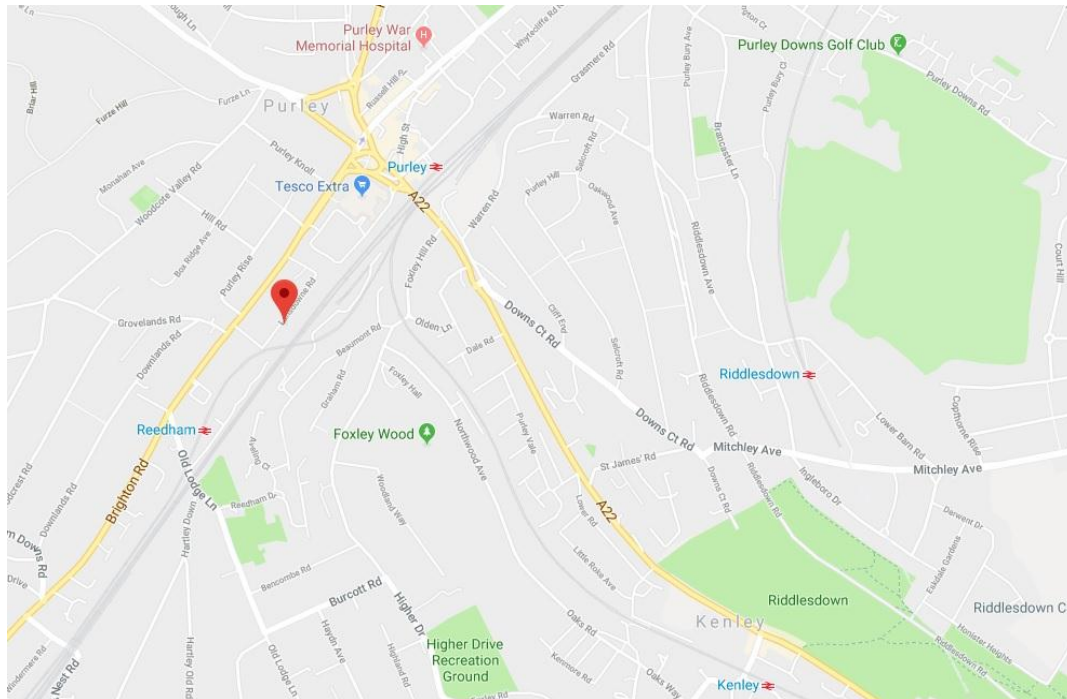


Ground Floor
43.7 sq m / 470 sq ft

First Floor
42.5 sq m / 457 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 435444)

- ❖ EPC EER D
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM PURLEY TRAIN STATION
- ❖ 68' PRIVATE REAR GARDEN
- ❖ STUNNING FITTED KITCHEN
- ❖ MODERN HEATING SYSTEM WITH COMBI BOILER
- ❖ FULLY DOUBLE GLAZED
- ❖ INSULATED LOFT WITH FITTED LADDER
- ❖ MOMENTS FROM LOCAL AMENITIES



A superbly presented three bedroom 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 London Bridge & Victoria stations with journey times of less than 30 minutes, not to mention services to both Gatwick & Luton airports too.

This bright & airy home benefits from double glazing through, a modern heating system with combi boiler, a large lawned rear garden, and further features an insulated loft space with plenty of scope to loft extend (STPP).

The accommodation comprises three bedrooms, a stylish three piece bathroom suite located on the first floor, a separate bay fronted living room, a full width dining room with hard wood flooring & under-stairs cupboard, and a contemporary fitted kitchen with quartz work surfaces & patio doors leading onto the 68' secluded rear garden.

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.

