

ASKING PRICE £425,000



16 Lansdowne Road, Purley, CR8 2PA

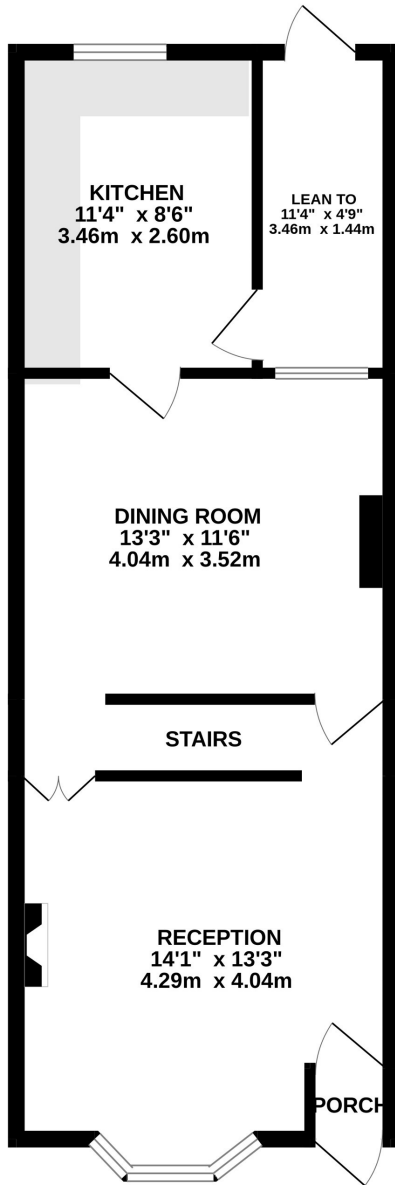
Frost Estate Agents are delighted to offer this classic period cottage found in an ultra-convenient location of Purley, moments from the town centre and a short distance to a major transport hub, this particular property is positioned on the non railway side of the road and would make an ideal first home. It features two reception rooms, a modernised kitchen with ample storage and cupboards, a useful lean-to, two double bedrooms and an oversized upstairs bathroom. The attractive rear garden provides a tranquil space to entertain and enjoy.

The property is within a short 6/7 minute walk to Purley train station, offering excellent links to central London (Victoria and London Bridge around 20-25 minutes travel time), bus services also operate in the area to Coulsdon, Wallington, Croydon and the surrounding areas. The M23/M25 interchange is at Hooley with access to Gatwick, Heathrow and the south coast, all making the property ideal for commuters.

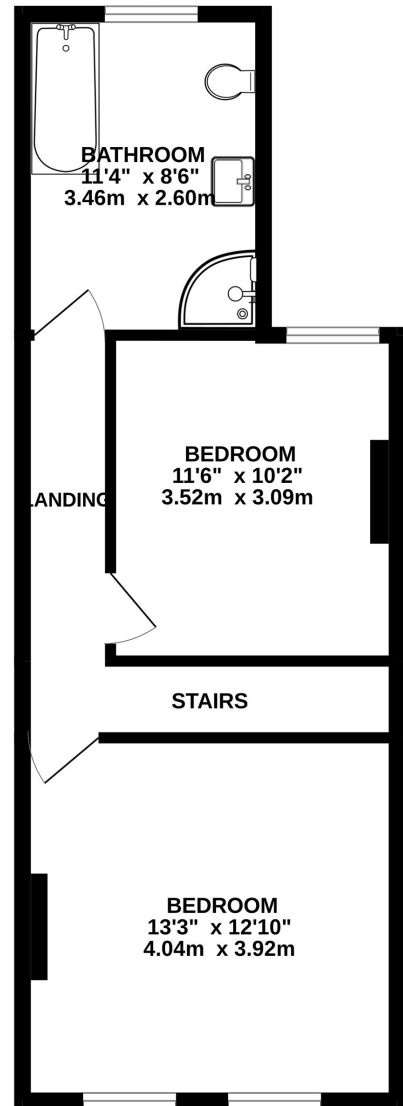
Purley town centre has a range of shops and amenities and there is a Tesco Extra just moments from your doorstep. A little further afield is the Purley Way which offers a large selection of superstore outlets including IKEA and Sainsbury's. Outdoor recreation grounds such as Farthing Downs and area of outstanding beauty and other destinations including the wide-open spaces of Riddlesdown Common, Kenley Common and the recreational facilities of Kenley Airfield are all close at hand.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

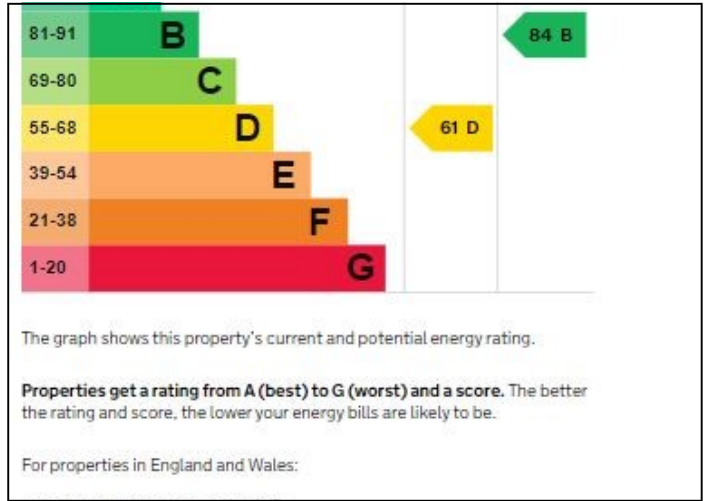


1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

