



64 Lansdowne Road | Purley | Surrey | CR8 2PB

**FROST**   
Estate Agents Since 1862  
Exclusive Premier Homes

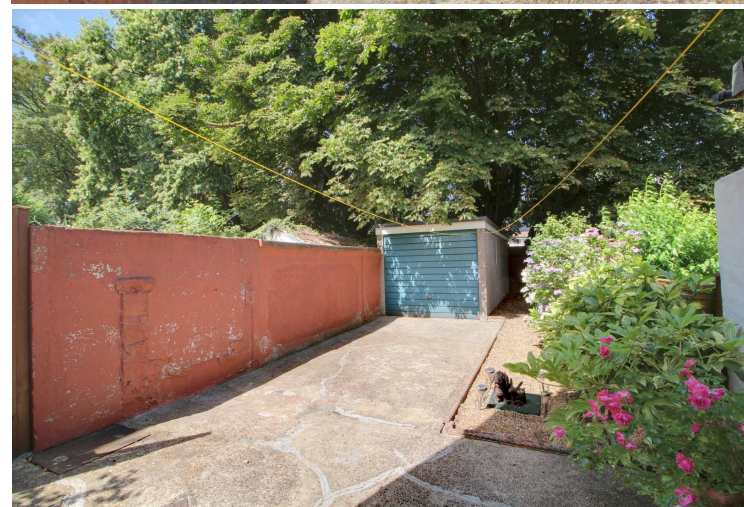
| ASKING PRICE £395,000 | FREEHOLD |

Frost Estate Agents are delighted to be offering with NO ONWARD CHAIN this larger than average family home arranged over two floors. The flying freehold has provided further additional accommodation on the first floor so ideal for those looking for spacious bedrooms with a limited budget. Lansdowne Road is a popular residential destination for commuters with a mainline station providing fast and frequent rail services to a choice of central London train stations.

The property accommodation in brief consists; entrance hall with stairs to first floor landing, front reception room with bay window and open plan to the dining room, a great size kitchen leading to the rear garden. On the first floor there is a large modern bathroom, the hallway and landing lead to the three spacious bedrooms. Outside there is an easy to maintain rear garden which extends 53 ft from the side return with side access to the front, there is a very useful 16ft x 8ft garage store for bicycles/ motorbikes or garden furniture. The property has double glazing and gas central heating. Being chain free is ideal for those looking for a speedy transaction, should one wish.

Purley Mainline station is just a short 7/8 min walk away where you can take your pick from Victoria or London Bridge as destinations, the Thameslink Route provides access to Farringdon and City – all around 30 minutes' travel time. Alternatively, Gatwick Airport is just 26 minutes in the other direction. Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25.

If you're feeling a little more active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by including the wide open spaces of Riddlesdown Common, Kenley Common and the recreational facilities of Kenley Airfield. A little further afield there's Croydon centre – offering the kind of facilities you'd expect from a larger town including major shopping and recreation centres.



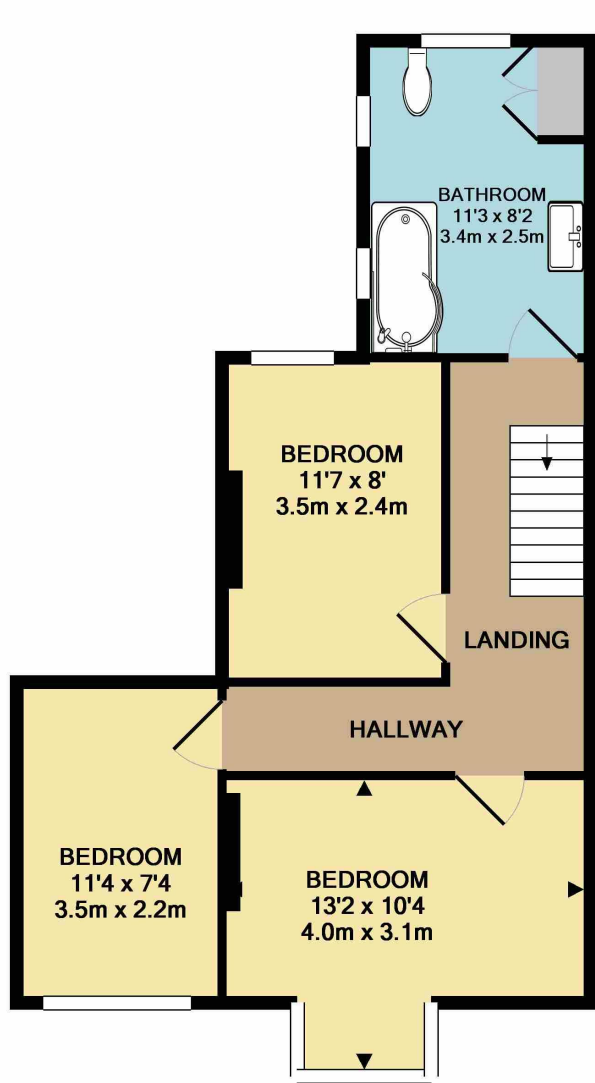




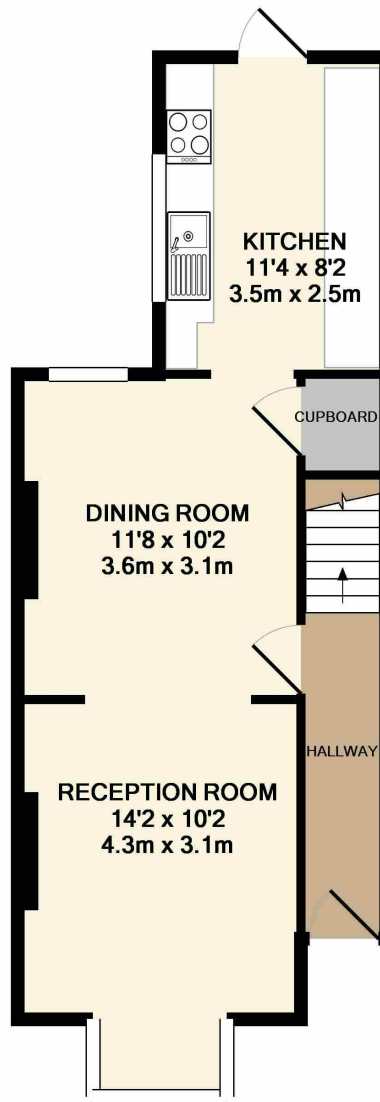




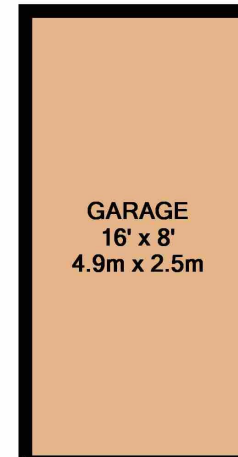




1ST FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.3 SQ.M.)



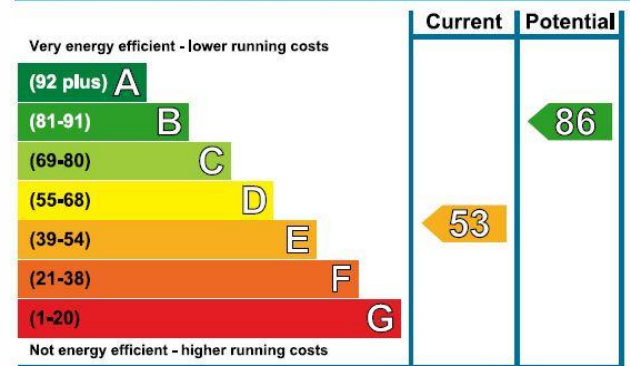
GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)



GARAGE STORE  
APPROX. FLOOR  
AREA 128 SQ.FT.  
(11.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### Energy Efficiency Rating



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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.