



South Croydon, Surrey.

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A well presented two double bedroom mid-terraced home in a quiet cul-de-sac location just three quarters of a mile from Purley Oaks station. The property has been extended to provide an attractive kitchen/dining room opening onto a West facing rear garden with a decked area and patio.

KEY PROPERTY FACTS

- Well presented family home
- Cul-de-sac location
- 0.7 miles from Purley Oaks Station
- Beautifully extended with under floor heating
- Allocated parking for two cars
- Estimated rental value £1300pcm
- Max broadband speed 76Mbps
- 696 sqft
- Council Tax band D
- EPC rating E

LOCATION

The house is located within a 15 minute walk of both Purely Oaks and Sanderstead rail stations and a 20 minute walk of Purley town centre. Purley offers a comprehensive range of shops, a large Tesco, public leisure centre and swimming pool, various restaurants and open spaces. Junction 7 of the M25 at the top of the M23 is 7 miles distant and provides access to Gatwick and Heathrow airports.

DESCRIPTION

The front door opens into the living room with a leaded bay window to the front, space for a large corner sofa, an under stairs cupboard and stairs leading up to the first floor. Through the living room is the kitchen with tiled floor open plan into the impressive under floor heated rear extension with bi-folding doors opening out into the garden. The kitchen has tiled splash back, cream cupboard units with work surface over and further cupboards above, a built in Diplomat electric oven and hob, sink with mixer tap, built in dishwasher, space for a washing machine and a double height fridge/freezer. The extension fully utilises the available space with room for a dining table and chairs, the ceiling is made entirely from double glazed glass to match the bi-folding doors. The glass compliments the contemporary style, bare brick side walls and modern lighting. The diverse living space can offer a warm and cosy winter feel as well as a sun filled and airy open space to enjoy through the summer.

The stairs lead to a central landing with

access to the two bedrooms, family bathroom and loft. The boarded loft has a large hatch, pull down ladder and lighting. To the rear of the house is the master bedroom with space for large wardrobes, overlooking the front of the house is bedroom two, easily big enough for a double bed and space for further wardrobes. The family bathroom has tiled floor and walls, a wash hand basin with mixer tap, cupboard under and mirror above, a bath with shower over and glass surround, toilet, towel rail and a large airing cupboard housing the immersion heater.

OUTSIDE

The West facing garden is part decked and part stone patio with an enclosing fence. The space is used to its full potential thanks to the bi-folding doors from the kitchen/diner. The garden has a small shed and space for a BBQ with table and chairs.

THE BEST BITS...

Move straight into this very well presented two bedroom family home. Cleverly designed and extended to make the best use of space. Walking distance from amenities and with two allocated parking spaces.



2.8
MILES

Croydon Town Centre



0.7
MILES

Purley Oaks

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

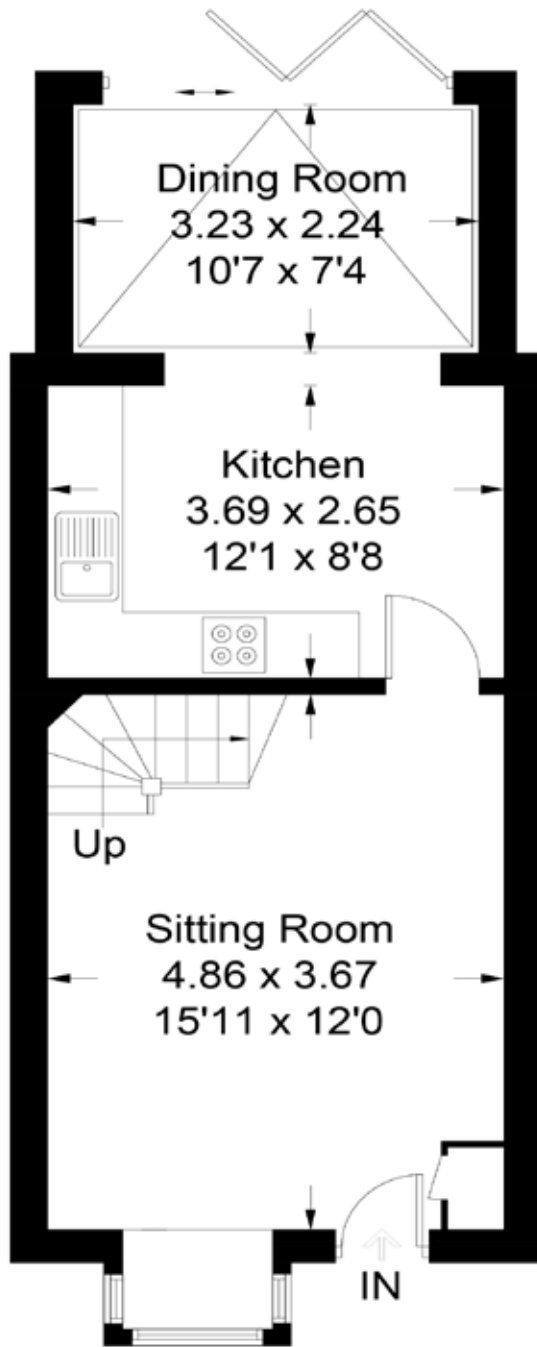
LONDON

020 3096 7217

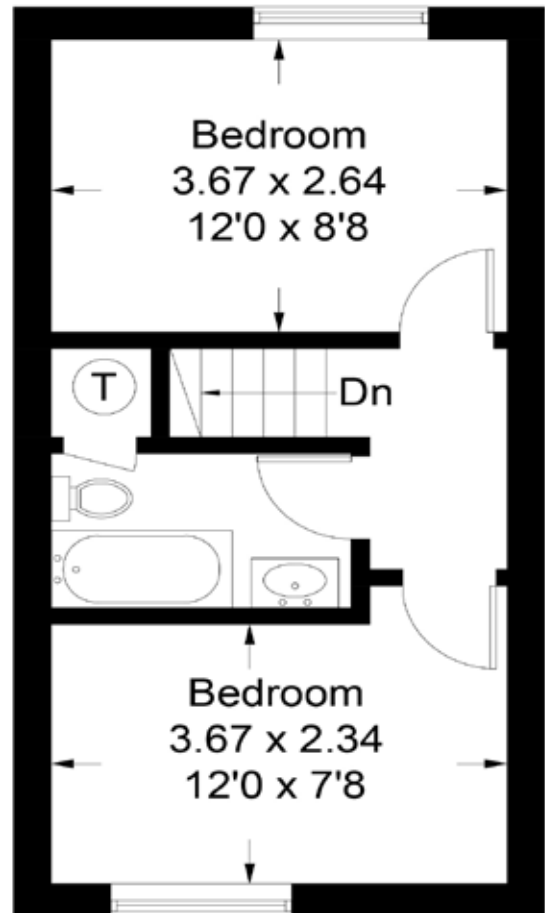








Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID244711)

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.