







365 Purley Way, Croydon, CR0 4NW

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Guide price £450,000

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Overview

Located in the vibrant area of Purley Way, Croydon, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,125 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen/breakfast room, which provides an ideal setting for family meals and gatherings. With three generously sized bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property is well-appointed with a four piece suite bathroom, ensuring that daily routines are both comfortable and efficient. Additionally, its prime location means you are just a stone's throw away from a wealth of shops and excellent transport links, making commuting and daily errands a breeze.

This semi-detached house is not just a home; it is a lifestyle choice, offering both space and accessibility in one of Croydon's most sought-after areas. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

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Accommodation

Entrance Porch

Entrance Hall
Radiator, laminate flooring, under stairs storage cupboard.

Open plan Living Dining Room
Radiators, fitted carpet, double glazed windows to front aspect, gas fireplace, double glazed French doors opening out to garden.

Kitchen/Breakfast Room
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven/grill with gas hob and chrome extractor hood above, integrated dishwasher, space for American fridge freezer and washing machine, tiled splashback, tiled flooring, double glazed window to side aspect, radiator, wall mounted 'Worcester' boiler, double glazed French doors opening out to garden.

Stairs to 1st floor landing
Fitted carpet, radiator, loft access

Bedroom One
Feature fireplace, radiator, fitted carpet, double glazed windows to front aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to rear aspect

Bathroom
Three piece suite comprising bath with shower screen and chrome mixer tap with hand shower attachment, corner shower cubicle with thermostatic shower, WC, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed obscure window to side aspect.

Outside

Paved front garden, gate providing side access

Rear Garden
Lawn area, paved patio area, outhouse,

Outbuilding
With double glazed window, sheltered area.

BUYER'S INFORMATION
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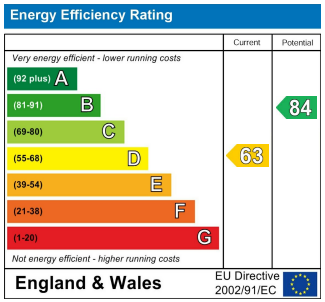


Floor Plan



Area Map

- Lived here 23yrs, looking to find another property.
- Boiler in kitchen - serviced annually. Less than 3 yrs old.
- Loft - part boarded for storage, no pull down ladder, they use their own
- Boundary - right hand side
- Has done general redecoration.



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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