



365 Purley Way, Croydon, CR0 4NW



3



1



2

Guide price £450,000

Cromwells
ESTATE AGENTS



365 Purley Way, Croydon, CR0 4NW

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.

365 Purley Way, Croydon, CR0 4NW

Accommodation Entrance Porch	With double glazed window, sheltered area.
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.	BUYER’S INFORMATION Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete
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	

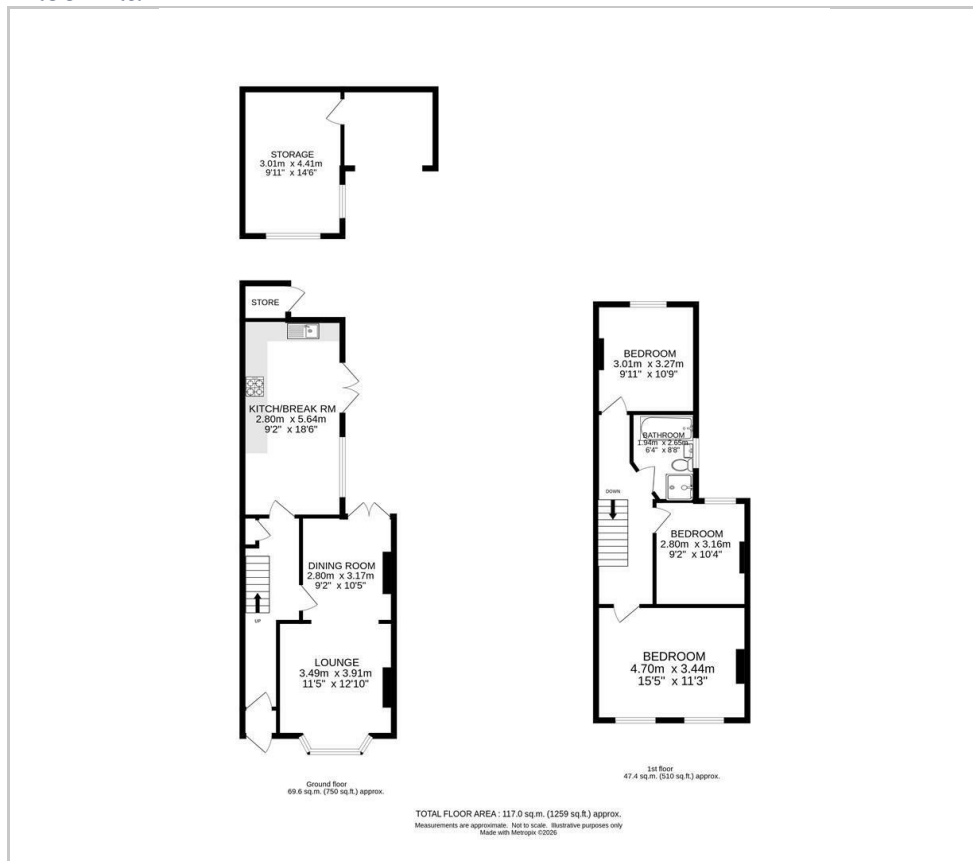






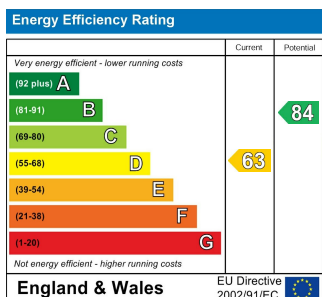


Floor Plan



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.