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MARRIOTT VERNON  
ESTATE AGENTS



94 Purley Downs Road, South Croydon, CR2 0RB

Asking price £600,000



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MARRIOTT VERNON



Asking price £600,000

# 94 Purley Downs Road

South Croydon, CR2 0RB

Beautiful Three Bedroom Link-Detached Family Home

Stylish Interiors and Quality Finish

Well Equipped Kitchen/Diner

Delightful Private Garden

Close to Excellent Transport Links

Sought After Residential Location

Double Length Reception Room

Upstairs Bathroom and Ground Floor Guest WC

Integral Garage and Off Street Parking

Easy Access Shops, Schools and Amenities

Marriott Vernon present this beautifully presented three bedroom link-detached family home, with south west facing garden, off street parking and integral garage, superbly situated within easy reach of transport links, schools and local amenities at Sanderstead and nearby Purley. The property offers bright and spacious accommodation arranged over two floors, with stylish interiors, neutral decor and high quality finish throughout - the perfect space for modern family life. Features include a double length reception room, well equipped kitchen/diner, family bathroom plus guest WC, gas central heating and double glazing.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC, leading into the double length reception room with ample space for relaxing and dining, and double doors spilling out onto the garden. The well equipped kitchen/diner comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, wall mounted oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms plus a family bathroom with modern suite.

The property is superbly located within easy access of Purley Oaks and Sanderstead stations, providing convenient links into East Croydon mainline station. Regular bus routes provide connections into nearby Croydon town centre with its array of shops and amenities. Sanderstead is close-by for local shops and restaurants, with Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent schools and leisure facilities including neighbouring Purley Downs Golf Club.



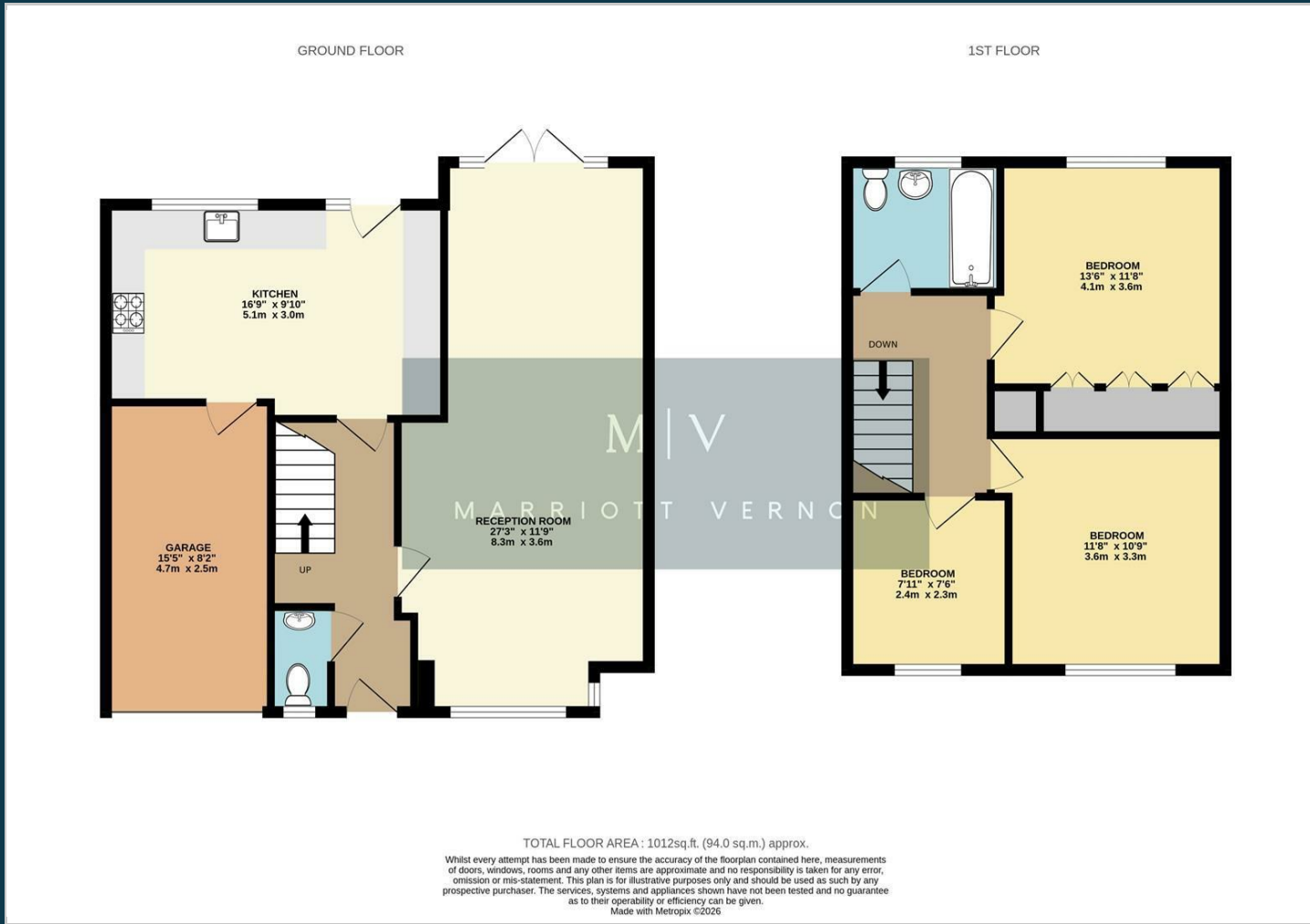




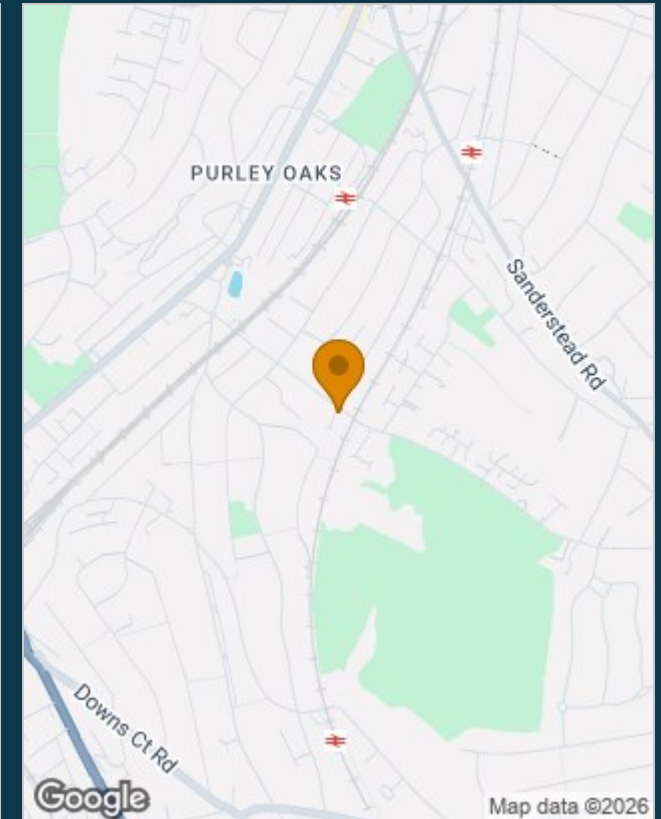
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## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.