

**FOR SALE**



**Purley View Terrace , Sanderstead**  
**Offers In Excess Of £362,000**

  
**MARTIN&CO**

# Purley View Terrace , Sanderstead

Office: 020 8866 3333

- Two Bedroom Semi Detached House
- Contemporary Finish
- Kitchen/Dinning Room
- Two Bathrooms
- Property with Potential

**CHARACTER VICTORIAN TWO BEDROOM HOUSE!** Beautifully presented end-of-terrace home offering period charm with a modern finish. Features a spacious kitchen/diner, front reception room,

## CHARACTER VICTORIAN TWO BEDROOM HOUSE!

A beautifully presented semi-detached Victorian home offering a perfect blend of period charm and modern contemporary living. The property features a spacious open-plan kitchen/diner, front reception room, two bathrooms including an en-suite, and a useful loft room providing additional space, two good size bedrooms.

Finished to a high standard throughout, this charming home benefits from gas central heating and is ideally located close to local shops, as well as Sanderstead and Purley Oaks stations, making it perfect for commuters and families alike.

A fantastic opportunity not to be missed - call now to



arrange your viewing!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## PURLEY VIEW TERRACE, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING LOFT 907 SQ.FT (84 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING LOFT 644 SQ.FT (60 SQ.M)



### Martin & Co Croydon

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**MARTIN&CO**

**Accuracy:** 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not 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.