



EPC: D

Plough Lane, Purley
Guide Price: £275,000

Bairstoweves







A spacious and very well presented top floor conversion apartment situated within this very attractive house with far reaching views over Purley and beyond.

Being conveniently located for transport links, this unique and stylishly presented apartment is offered to the market with no onward chain and comprises open plan living with a generously sized lounge/kitchen/diner with large windows to the front providing plenty of natural light and views over Purley.

The stunning double bedroom has an original feature fireplace and a walk-in wardrobe plus further eaves storage. The luxury bathroom further impresses with a roll-top bath and separate shower and a vanity unit with inset basin. To complete the accommodation is a study room/bedroom with a skylight.

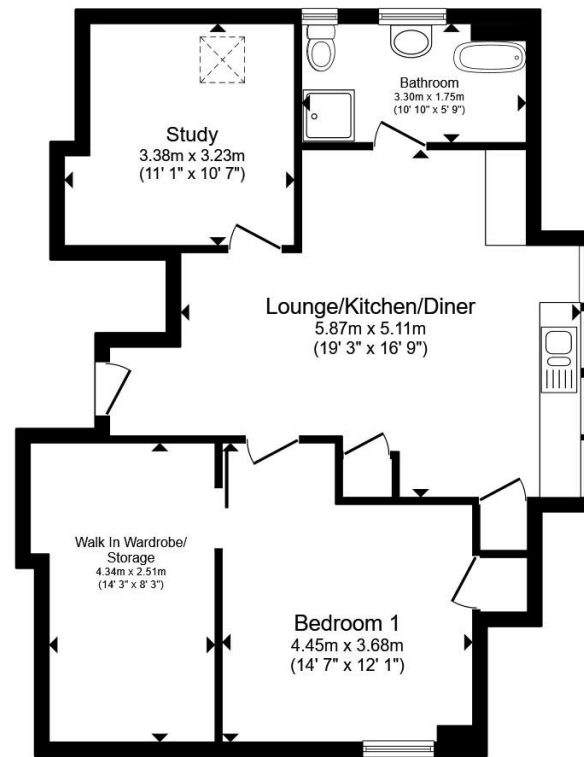
Further benefits to the apartment are the impressive storage including access to the loft, residents parking and the benefit of having a share of the freehold.



The property is situated within easy reach of Purley Town centre and Purley Station providing access to both London Bridge and Victoria stations plus Blackfriars using Thameslink. Purley Town includes numerous shops, restaurants, pubs and cafes including a Tescos and Sainsbury's Local plus Costa Coffee and Pizza Express.

There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumnor House, John Fisher, Wilsons, Wallington Girls, Whitgift School and Croydon High for Girls, all within the local vicinity.

Purley offers a vast choice of sports facilities with Purley Sports Club half a mile away and numerous gyms, tennis and golf clubs locally. There is easy access by car to the M25 and M23 via Coulsdon providing routes to both Gatwick and Heathrow Airports and the motorway network.



Second Floor

Total floor area 70.2 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£1,200**

Years Left on Lease: **990**

Ground Rent: **Nil**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: KEN_KEN260115_R6PL_8

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