



41a Selcroft Road,
Purley, CR8 1AG - Price £395,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

We are delighted to offer to the market this 2 bedroom apartment in a much favoured residential tree lined road, close to Purley mainline station, with direct links to both London Bridge & Victoria, or the Gatwick Express will get you to the airport in less than 30 minutes. This apartment benefits from its own private rear & front garden. The rather grand, double aspect lounge has beautiful ornate ceiling with feature fireplace and wood paneled walls. The main bedroom opens directly onto the rear garden. Other benefits include a spacious cellar comprising of 4 separate areas & a detached garage.

- Spacious Two Bedroom Apartment
- Stunning Featured Lounge
- Kitchen
- Bathroom
- Own Entrance
- Own Gardens
- Garage
- Large Basement Area
- Gas Central Heating
- Desirable Location





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

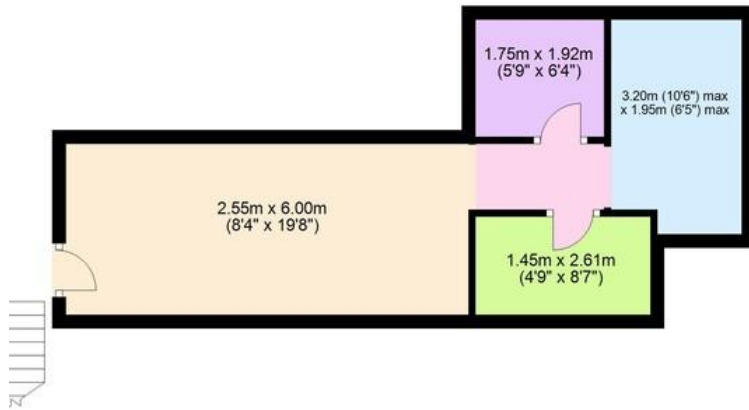
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



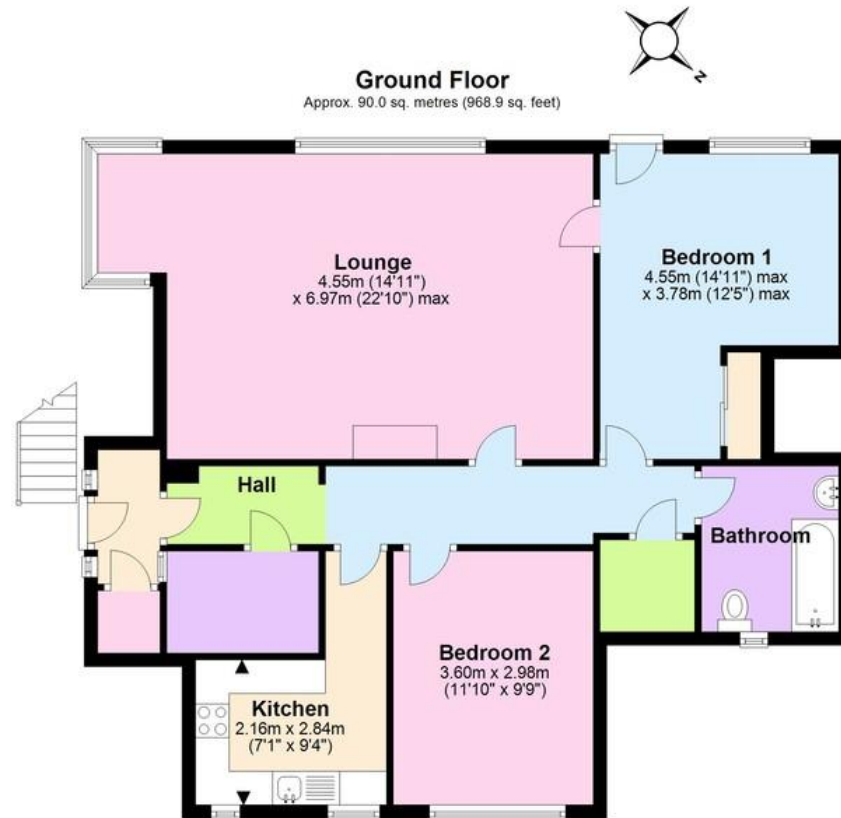
Basement

Approx. 31.4 sq. metres (337.5 sq. feet)



Ground Floor

Approx. 90.0 sq. metres (968.9 sq. feet)



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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