26 Lansdowne Road, Purley, CR8 2PA - Price £390,000
Delightful and well presented three bedroom mid-terraced family home positioned in a popular level and convenient residential area of Purley close to all amenities and transport links comprising separate lounge, spacious kitchen / diner, with useful utility room, modern family bathroom and to the outside a long, level rear garden.

- Mid-Terraced House
- Three Bedrooms
- Separate Lounge
- Spacious Kitchen / Diner
- Utility Room
- Upstairs Modern Family Bathroom
- Long Level Rear Garden
- Compact Paved Front Garden
- Gas Central Heating
- Popular Level Purley 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.
GROUNDFLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

KITCHEN/DINER
10'7" x 11'6"
5.1m x 3.5m

LOUNGE
14'9" x 10'11"
4.5m x 3.3m

ENTRANCE HALL

UTILITY AREA

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

BEDROOM
11'6" x 9'6"
3.5m x 2.9m

BEDROOM
8' x 6'11"
2.5m x 2.1m

BATHROOM

Landing

CORNER

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for general reference purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their suitability or otherwise. Information is deemed to be correct as at 2020.