



HARPER JAYNE HOMES



Purley Downs Road  
Purley, CR8 1HA

£285,000  
PRICE



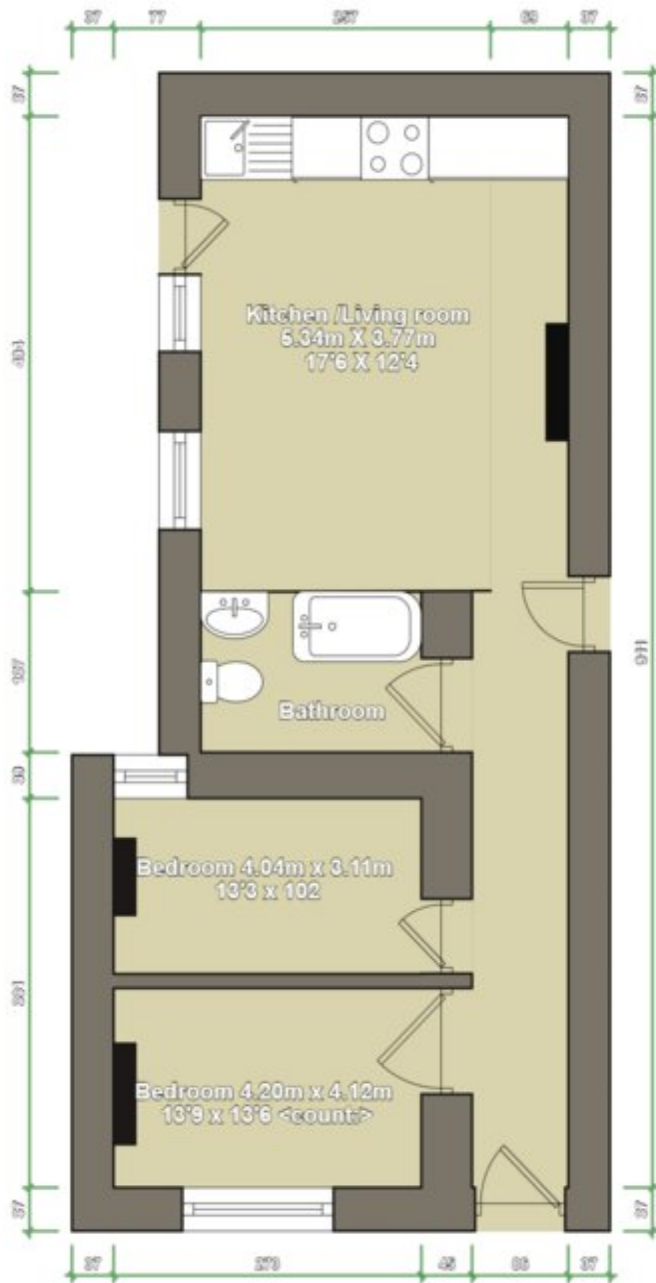
### THE PROPERTY

A well presented 2 bedroom maisonette. The property comprises off two double rooms, 3 piece bathroom suite, open plan kitchen reception and communal garden. Sold chain free this beautiful maisonette is naturel in its decoration, waiting for you to add your personal touch, with minimum work. The part paved and part lawn garden is perfect to sit out and enjoy a nice sunny day.

The surrounding area has access to local schools, along with transport service linked to Croydon, and central London.

#### Purley Downs Road, Purley, CR8 1HA

- TWO BEDROOMS
- 3 PIECE BATHROOM SUITE
- OPEN PLAN KITCHEN / RECEPTION
- LOTS OF STORAGE SPACE
- COMMUNAL GARDEN
- LOWER GROUND
- EASY TRANSPORTATION



### TRANSPORT

- Purley Oaks 640 yards
- Purley 0.6 miles
- Sanderstead 0.6 miles
- Riddlesdown 0.8 miles
- Reedham ( London)
- Kenley 1.3 miles
- South Croydon 1.4 miles
- Waddon 1.7 miles
- Coulsdon Town 1.9 miles

### GENERAL INFORMATION

#### LOCAL AUTHORITIES :

London borough of Croydon

Council Tax Band : C

**Tenure:** Leasehold

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** Directive 2002/91/EC

