

ON HOLD



Purley View Terrace , Sanderstead

2 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £375,000

MARTIN&CO



Purley View Terrace , Sanderstead

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

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)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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 MEDIA
 optjcmedia.co.uk

Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
 T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

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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 for m 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

