

PURLEY WAY

CROYDON



Offers in excess of £400,000



PURLEY WAY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

- 4 Bedrooms
- 2 Reception Rooms
- Investor Friendly
- Huge Potential
- Double Glazing & Central Heating Throughout
- Close to Local Transport
- Close to Local Amenities

Top Move is proud to present this 4 bed terraced house with loft conversion. Ideally suited for an investor or developer, this property is packed with potential.

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Top Move is proud to present this 4 bed terraced house with loft conversion. Ideally suited for an investor or developer, this property is packed with potential.

Although the decor is dated, the overall space of the property makes it an absolute must see. Arranged over 3 floors and with 4 bedrooms, 1 lounge and 1 lounge/dining room, the sky is truly the limit here.

Contact Top Move now to arrange a viewing.

Entrance Hall: 1.65/4.66

Wood laminate floor, radiator

Lounge: 2.95/4.25

Wood laminate floor, radiator, d/g

Lounge/Dining Room: 2.77/4.02

Wood laminate floor, radiator, d/g, patio door to garden

Kitchen: 3.03/1.85

Good size family kitchen, fully tiled walls & floors, ample work surface, large fitted oven/cooker, single drain sink, patio door to garden, range of wall & floor fitted units

Bedroom 1: 2.92/3.86

Wood laminate floor, d/g, radiator

Bedroom 2: 2.82/3.89

Wood laminate floor, d/g, radiator

Bedroom 3: 1.73/2.70

Wood laminate floor, d/g, radiator

Bedroom 4: 3.68/4.89

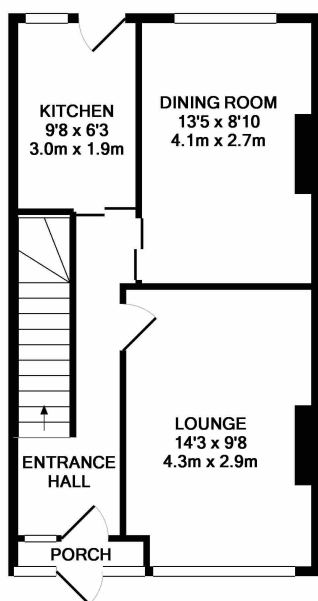
Wood laminate floor, d/g, radiator, fitted wardrobe

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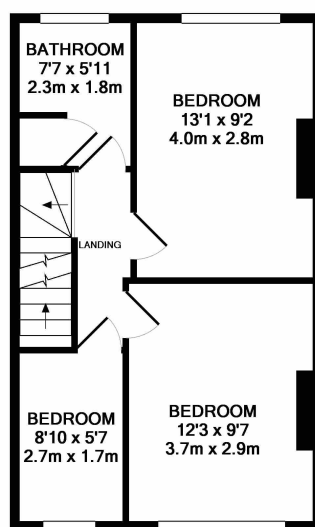
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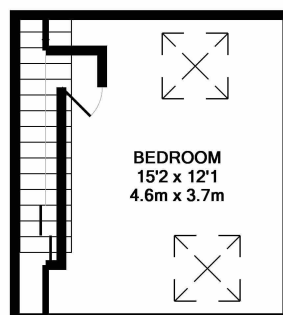
PURLEY WAY



GROUND FLOOR



1ST FLOOR



2ND FLOOR

366 PURLEY WAY CROYDON CR0 4NY

Whilst 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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