



£350,000
55 Selcroft Road
, Purley, CR8 1AJ
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Located on Selcroft Road in Purley, this impressive GROUND FLOOR flat offers a blend of modern living & convenience. Built in 2021, this two double bedroom apartment spans an inviting 678 square feet & is ideally situated just a short distance from Purley station, providing swift access to Central London (Thameslink & Southern). Upon entering, you are greeted by a well-appointed hallway that has ample storage through two built-in cupboards. The spacious, dual-aspect lounge & kitchen area is a highlight of the home, featuring an array of integrated appliances & with space for a dining table & complemented by a stylish freestanding island that may remain for the new owner. The master bedroom, also dual-aspect, is bathed in natural light, creating a warm & welcoming atmosphere. One of the standout features of this property is the direct access to a communal garden, which is exclusively accessible only from this flat. The garden is beautifully designed with an attractive patio, a small lawn, and a timber shed that will remain, providing a perfect outdoor space for relaxation & entertaining. Additional benefits include a large modern bathroom & an allocated driveway parking space, ensuring convenience for residents.

Selcroft Road is a leafy & green area, known for its charming bespoke properties, & is within walking distance of Purley Town Centre, where a variety of restaurants & shops await. For those who enjoy the outdoors, Riddlesdown Common is easily accessible, offering



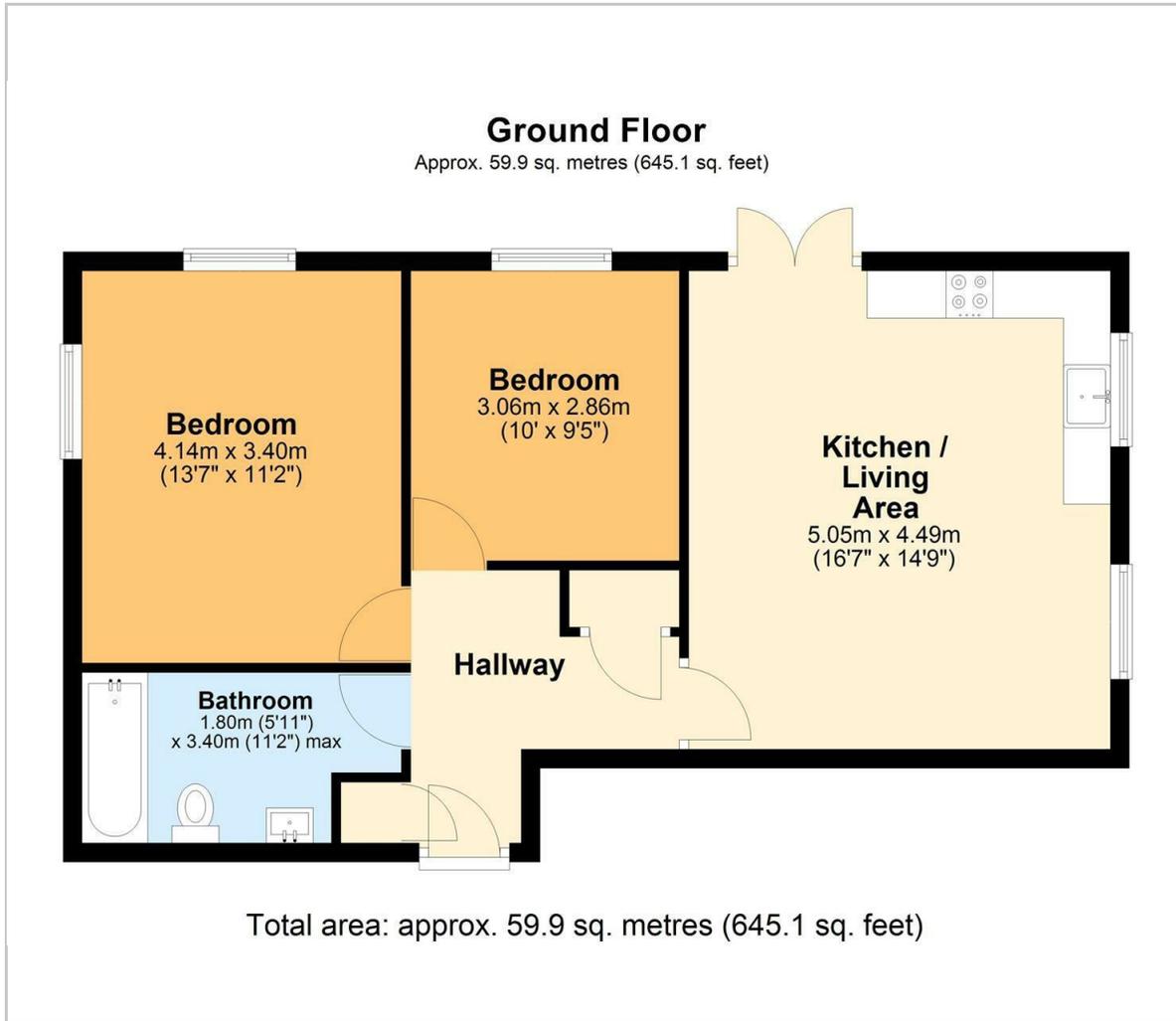


a perfect retreat for weekend leisure.

This flat is a wonderful opportunity for anyone seeking a modern apartment in a vibrant community. For further inquiries or to arrange a viewing, please contact the agent directly.

N.B. The seller is directly affiliated with Edmund Estate Agents.

Floor Plan



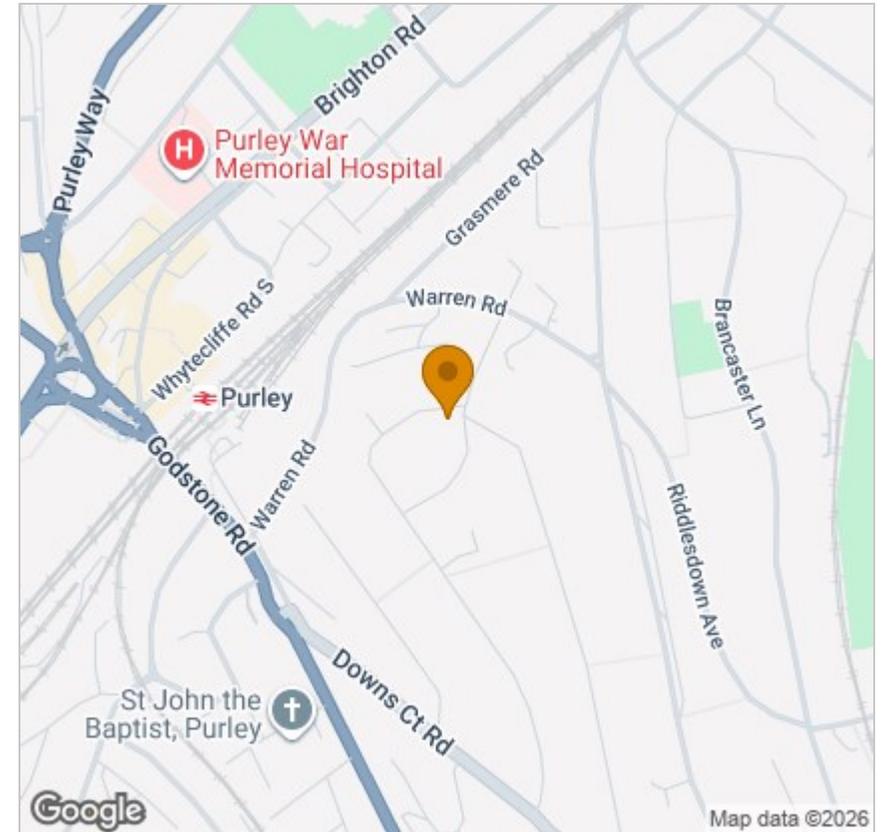
Viewing

Please contact our Petts Wood Office on 01689 819991 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

