

FAMILY HOME OR
DEVELOPMENT PROJECT



145 PURLEY OAKS ROAD
SOUTH CROYDON CR2 0NZ

Guide Price £850,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Purley Oaks Road, CR2 0NZ

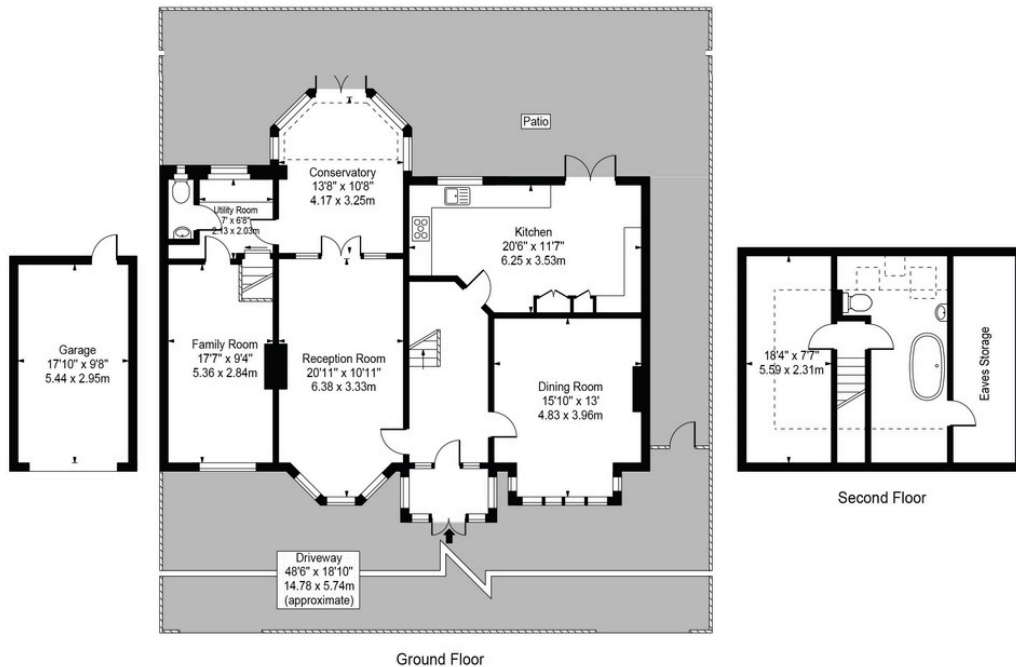
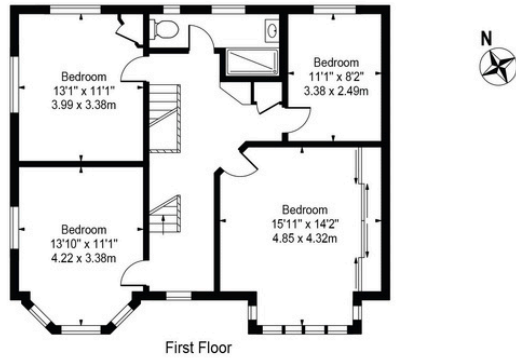
Approx. Gross Internal Area 2621 Sq Ft - 243.50 Sq M

(Including Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area 2202 Sq Ft - 204.57 Sq M

(Excluding Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 173 Sq Ft - 16.05 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

THE DESCRIPTION

Are you looking for a home to add your personal touch to ?

Are you a developer looking for a small project ?

This substantial detached house has planning permission granted for extensions to the side, roof and rear enabling the conversion into 2 x houses or potentially a much larger single family dwelling

THE LOCATION

145 Purley Oaks Road is situated in a quiet residential road and is conveniently located for Purley Oaks Station and Sanderstead Station which provide fantastic links into London.

There are many local amenities nearby such as Tesco Express, Station Fish & Chips, Coco & Nut Coffee Co and a short walk away is the ever popular South End Restaurant Quarter.

The property is surrounded by greenery with Purley Downs Golf Club, Croham Hurst Golf Club, Purley Way Playing Fields, Purley Beeches and Croham Hurst Woods being close by for the regular, golfer or walker to enjoy and a vast amount of schools to choose from.

THE PLANNING

Croydon Council granted permission ref: 21/04732/FUL for ...

Alterations, erection of roof canopies at front, two storey side extension including roof extension and dormer extensions on the rear roof slope and erection of single storey rear extension in order to create a pair of semi-detached dwellings, formation of vehicular accesses with associated off street parking and bicycle and refuse storage.

CIL: £11,000 (only payable if developed into 2 x houses)



THE PRICE

Guide Price £850 000

IMPORTANT INFORMATION

Croydon Borough: Council Tax Band G

Energy Performance Rating: E

VIEWINGS

Contact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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