

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Pampisford Road | Purley | CR8 2NJ

Guide price £850,000

LOFT

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- Contemporary detached home that is immaculately presented throughout, built in 2021
- Modern fixtures and fittings throughout with high quality integrated appliances
- Open plan kitchen/living space with island and sky light, flooding the whole room with light
- Tiled floors, with separate lounge space and plenty of space for dining
- Double French doors leading to the landscaped rear garden with staircase and glass balcony
- Utility room, study, W/C and garage all on the ground floor
- Two en-suite and family bathroom with unique steps leading down to bedroom 2
- Ideally located for Purley town centre and station







A home truly with the wow factor! Space and style flows throughout and plenty of room for the whole family. Modern aspects yet a real homely feel. Set back from the road via the large driveway and ready to move straight into!











Ground Floor

Hallway

Downstairs W/C

Study/Play Room
12'4 x 8'5 (3.76m x 2.57m)

Utility
8'3 x 7'3 (2.51m x 2.21m)

Open Plan Kitchen/Reception/Dining Room
34'3 x 16'7 (10.44m x 5.05m)

First Floor

Landing

Bedroom 1
16'7 x 10'4 (5.05m x 3.15m)

En-suite

Bedroom 2
16'8 x 9'4 (5.08m x 2.84m)

En-suite

Bedroom 3
18'3 x 8'9 (5.56m x 2.67m)

Bedroom 4
13'4 x 7'4 (4.06m x 2.24m)

Family Bathroom

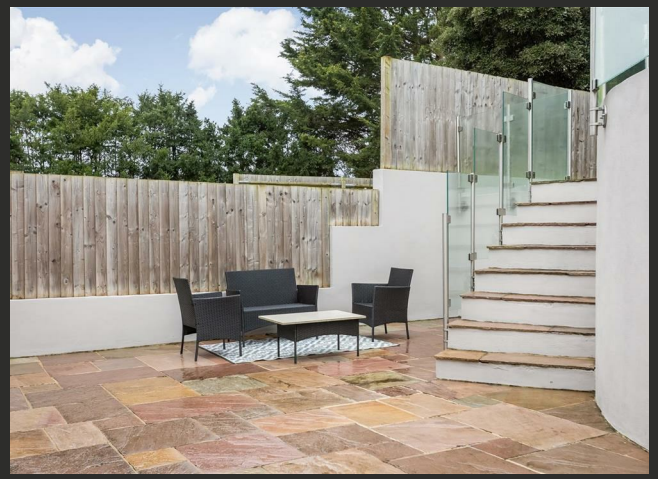
Outside

Garage
23'0 x 9'8 (7.01m x 2.95m)

Rear Garden

Driveway

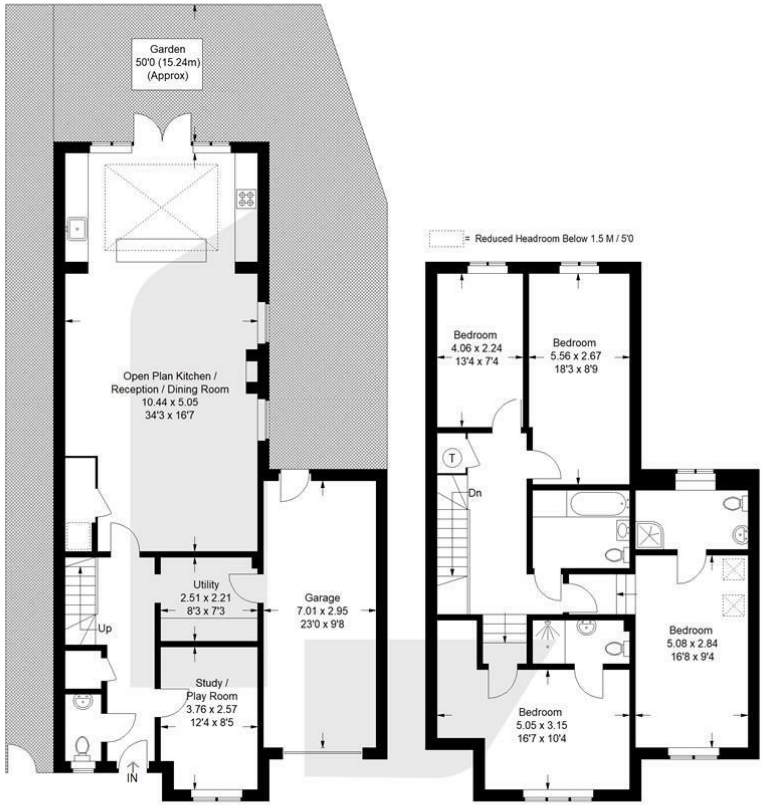






Pampisford Road, CR8

Approximate Gross Internal Area (Including Garage)
193.2 sq m / 2080 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID:1162654)

EPC Rating: A

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