



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Pampisford Road | Purley | CR8 2NF

Offers in excess of

££££££

LOFT

Pampisford Road | Purley | CR8

2NF

Offers in excess of £825,000

A beautiful detached home in the heart of Purley. Offering a bright entrance hall with original wooden planked flooring. The house benefits from a recent roofing inspection and works completed in a year or thereabouts for all the main roof and gables. We can also negotiate for the flat roof. The roofers are members of the CRC which acts as a warranty. A modern kitchen with a stylish open plan and bright reception. Only 10 minutes from the large garden and decking area. Tucked away is another reception room being used as an office by the family and a spacious living room makes the ideal location for this large family home.

Upstairs, across a large landing is a family bathroom which has a large bath and separate shower cubicle. There are three great size bedrooms, one is en-suite. This large, versatile home has a fourth bedroom with additional room attached which could be used as a further study or a play room. Great sized front space for parking and a paved rear garden with take your breath away, an abundance of greenery and space.

The garden is a pleasure to sit on. It is neatly levelled throughout with a swimming pool area to soak up the sun and a great size lawn too. At the bottom of the garden is a green house and shed, and small garden shrubbery. A dry secure basement under the house is ideal for storage.

Also featuring a driveway, integral garage and a short walk to Purley town centre and train station.

- Large detached family home on a generous plot
- Lots of flowing space and natural light throughout
- Brand new boiler fitted March 2025
- Excellent location for schools and transport links
- 4/5 bedrooms, one currently being used as a study
- Generous sized rooms across the home
- Stunning rear garden, capturing plenty sunshine
- Roof warranties in place for peace of mind



A beautiful, large detached family home set in the heart of Purley with walking distance to transport links



Ground Floor

Entrance Hall

Dining Room

13'9" x 12'10" (4.20 x 3.92)

Downstairs WC

Kitchen

12'11" x 9'10" (3.96 x 3.01)

Reception Room

15'11" x 12'10" (4.86 x 3.93)

Study

10'9" x 10'5" (3.30 x 3.20)

First Floor

Landing

Bedroom

11'0" x 10'8" (3.36 x 3.26)

Bedroom

14'8" x 8'7" (4.49 x 2.64)

Bedroom

12'10" x 10'0" (3.93 x 3.05)

En-suite

Bedroom

10'9" x 10'0" (3.29 x 3.05)

Bathroom

Bedroom

13'9" x 12'10" (4.20 x 3.93)

Outside

Garage

17'0" x 8'5" (5.20 x 2.59)

Rear Garden

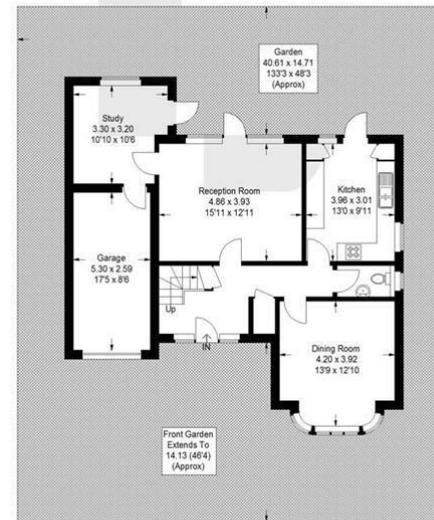


Pampisford Road, CR8

Approximate Gross Internal Area
(Including Garage)
176.1 sq m / 1896 sq ft



First Floor



Ground 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:1176354)

EPC Rating: D

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