

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Pampisford Road | Purley | CR8 2NF

Offers in excess of

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, resulting in a 10 year certificate for all the main roof and a 20 year certificate for the flat roof. The roofers are members of the CRC which acts as a warranty. A modern kitchen with downstairs cloakroom and a bright reception room with doors to the large garden and decking area. Tucked away is another reception room being used as an office by the family and a spacious dining room makes the third reception room to 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 home office or entertainment space for teenagers. The views from the rear bedrooms with take your breath away, an abundance of greenery and space.

The garden is in a league of its own. Elegantly levelled throughout with a stunning decking area to soak up the sun and a great size lawn too. At the bottom of the garden is a greenhouse and shed, and small pathed 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
- 4/5 bedrooms, one currently being used as a study
- Lots of flowing space and natural light throughout
- Generous sized rooms across the home
- Brand new boiler fitted March 2025
- Stunning rear garden, capturing plenty sunshine
- Excellent location for schools and transport links
- Roof warranties in place for peace of mind







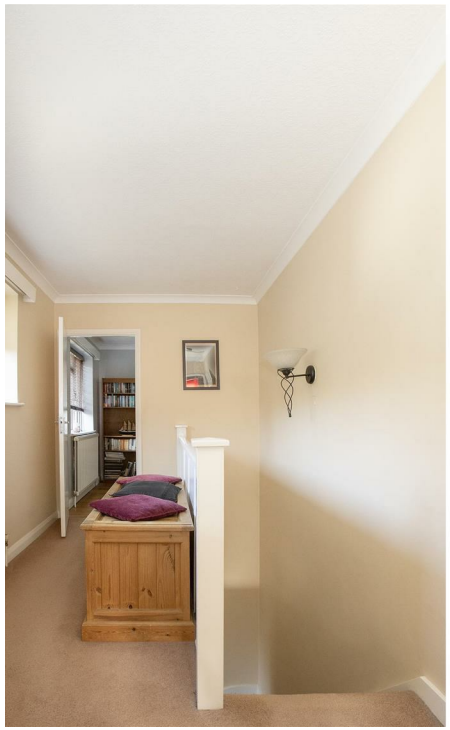
A beautiful, large detached family home set in the heart of Purley with walking distance to transport links













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)

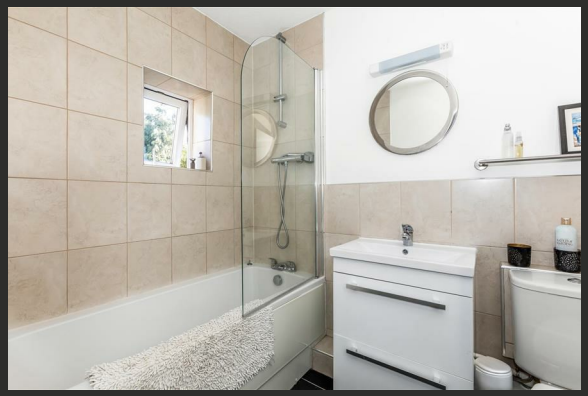
Outside

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

Rear Garden

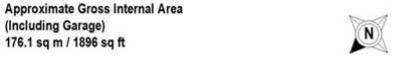


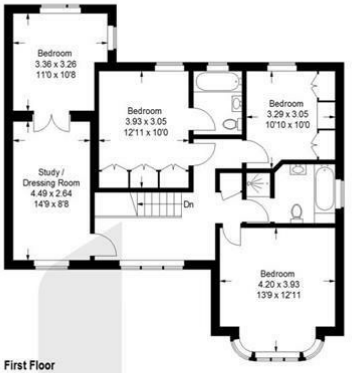




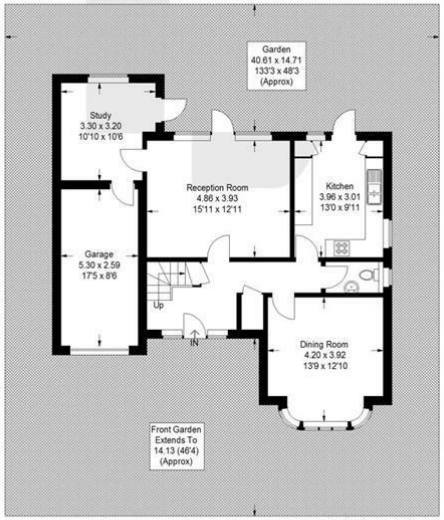
Pampisford Road, CR8

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

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk
https://www.loft-estates.co.uk
Instagram: loft.estateagents
Facebook: LOFT Estate Agents