

FOR SALE



Pampisford Road, South Croydon

3 Bedrooms, 1 Bathroom, Unique Detached House

Offers In Excess Of £800,000

MARTIN&CO



Pampisford Road, South Croydon

3 Bedrooms, 1 Bathroom

Offers In Excess Of £800,000

- Detached Character Coach-House
- Secluded Yet Convenient Location
- 15 Minutes to Station
- 3 Double Bedrooms
- 2 Large Reception Rooms



PROPERTY DESCRIPTION If you like living a life less ordinary, then this is the home for you! A real one-off, this a coach-house dating back to the early 1900's, is set well back from the road in a large plot of 0.23 acres.

Available with no onward chain, the property would now benefit from some modernisation and affords an entrance hall, a cloakroom/wc, a large 21' x 18' reception room with lovely wood flooring, a dining room, a modern fitted kitchen with Aga-style range cooker, landing, three double bedrooms, bathroom, separate w/c and benefits from gas heating.

The house is approached via a paved driveway providing parking for 2-3 cars. There is a garage and workshop attached to the left hand side of the house, a 12' wide side return to the right and a very large rear garden, measuring approximately 129' x 72'. The plot itself totals approximately 0.23 acres and provides obvious scope to extend the house at the the sides and rear subject to the usual consents.

For commuters, the mainline station at South Croydon is approximately a 10 minute walk away and there are regular bus services nearby towards Purley, East and West Croydon. The property is also centrally located for supermarkets, restaurants and entertainment.

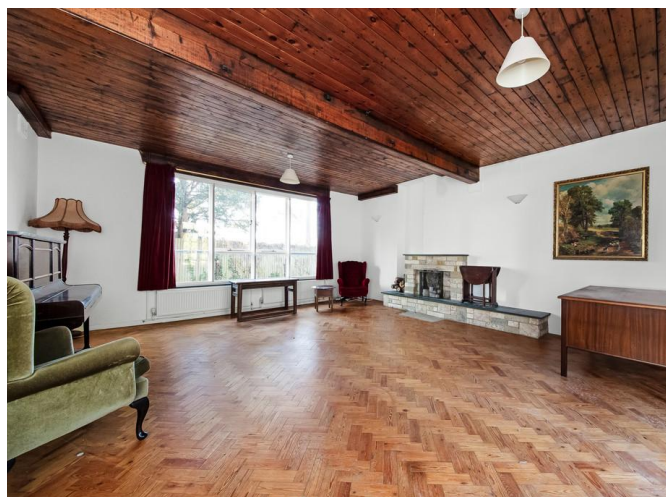
The renowned Whitgift School is very close at hand, whilst Aerodrome Academy primary school, Regina Coeli Catholic primary, Cumnor House primary, and the Harris Academy secondary school are all under half a mile away. Krishna Avanti school and popular grammars -Wilsons, Wallington County Grammar and Wallington High School are just a 5-15 minute drive away.

There may be potential to completely redevelop the property, however prospective buyers should note there



is a restrictive covenant dating back to 1900/1901 and interested parties should be careful to make their own investigations prior to incurring any costs or inconvenience.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		



Pampisford Road CR2

Approximate Gross Internal Area

Ground Floor = 81.1 sq m / 873 sq ft

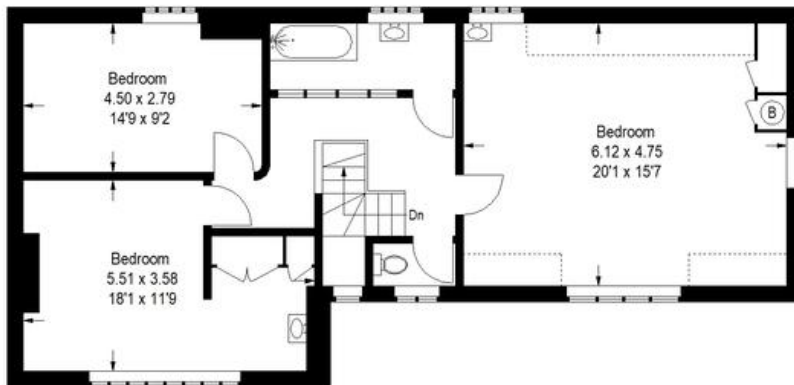
First Floor = 80.1 sq m / 862 sq ft

Garage / Outbuilding = 28.4 sq m / 306 sq ft

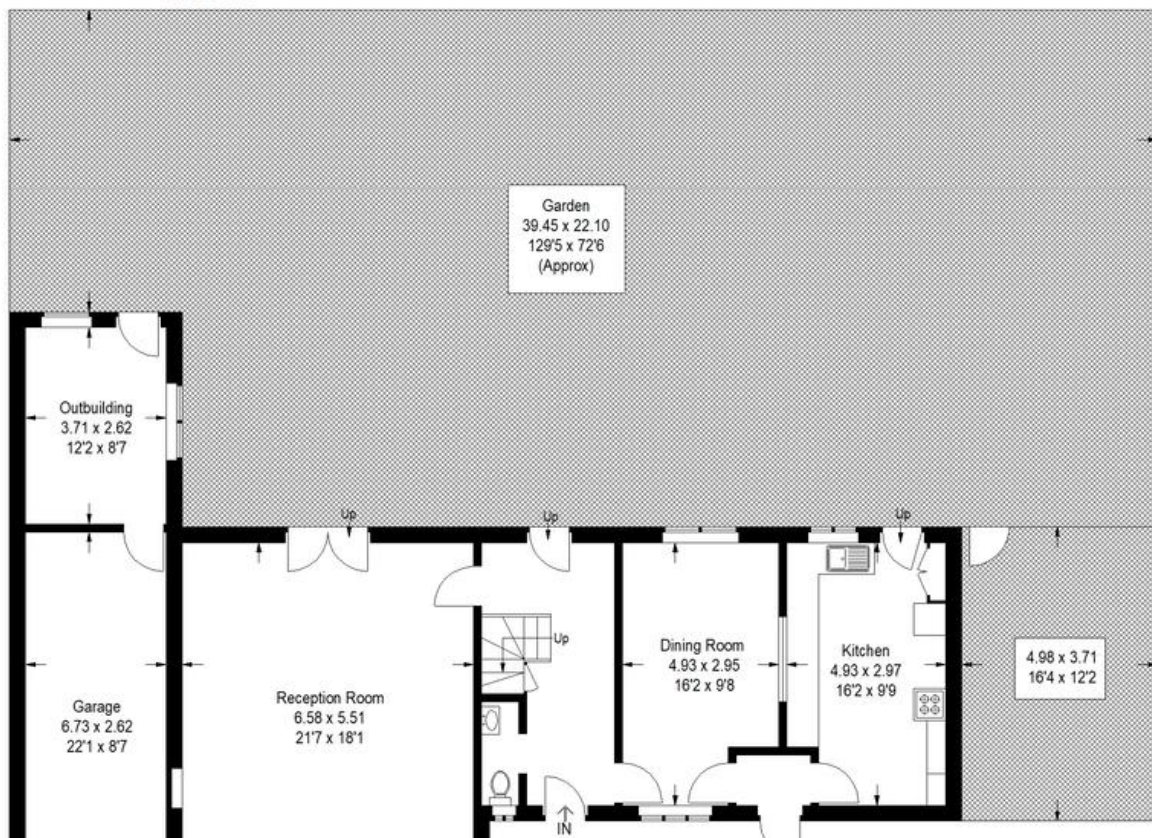
Total = 189.6 sq m / 2041 sq ft



 = Reduced Headroom Below 1.5 M / 5'0"



First Floor



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

