



**SOLD STC**



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**Pampisford Road, Purley**

**4 Bedrooms, 2 Bathroom, Detached House**

**Guide Price £780,000**

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GUIDE PRICE £780,000 - £800,000

## Pampisford Road, Purley

4 Bedrooms, 2 Bathroom

Guide Price £780,000

- Lovely Detached House
- Sought-After Purley CR8
- 4/5 Bedrooms
- 2/3 Reception Rooms
- 10 Minutes to Purley Station

Enjoying an elevated position, affording a pleasant outlook, this delightful detached house is located in a popular part of Purley, just 10 minutes walk from the Station and within easy reach of some of the best regarded schools in the Croydon and Sutton boroughs.

The accommodation comprises an entrance hall, cloakroom/wc, a large reception room with door leading to the rear garden, a separate formal dining room, a spacious office/family room/5th bedroom, kitchen, utility room, downstairs shower room, landing, four good-sized bedrooms and spacious family bathroom. Externally there is an attractive West facing garden at the rear whilst the paved front garden and driveway leading to the integral garage provide plenty of off-road parking.

Whitgift, Cumnor House (both Boys & Girls), John Fisher, Wallington Girls and Wilson's schools are all within a tone to two mile radius. Purley town centre offers an excellent range of shops - including a Tesco superstore - and a number of bars, cafes and restaurants. Croydon's 'out of town' shopping area along the Purley Way is also within easy reach.

The station at Purley is just a 10 minute walk away and provides an excellent mainline service both into and out of central London and there are also regular bus services along Pampisford Road itself, as well as nearby Brighton Road. The A22 and A23 offer a choice of swift access to the M25 - and the motorway network beyond - putting both Gatwick and Heathrow Airports as well as the South Coast within easy striking distance.

Prospective buyers should be aware that the property is currently let but is being sold with vacant possession





upon completion. The photographs were taken in September 2022 before the property was let and the house may now require redecoration which we have tried to reflect in the current price.

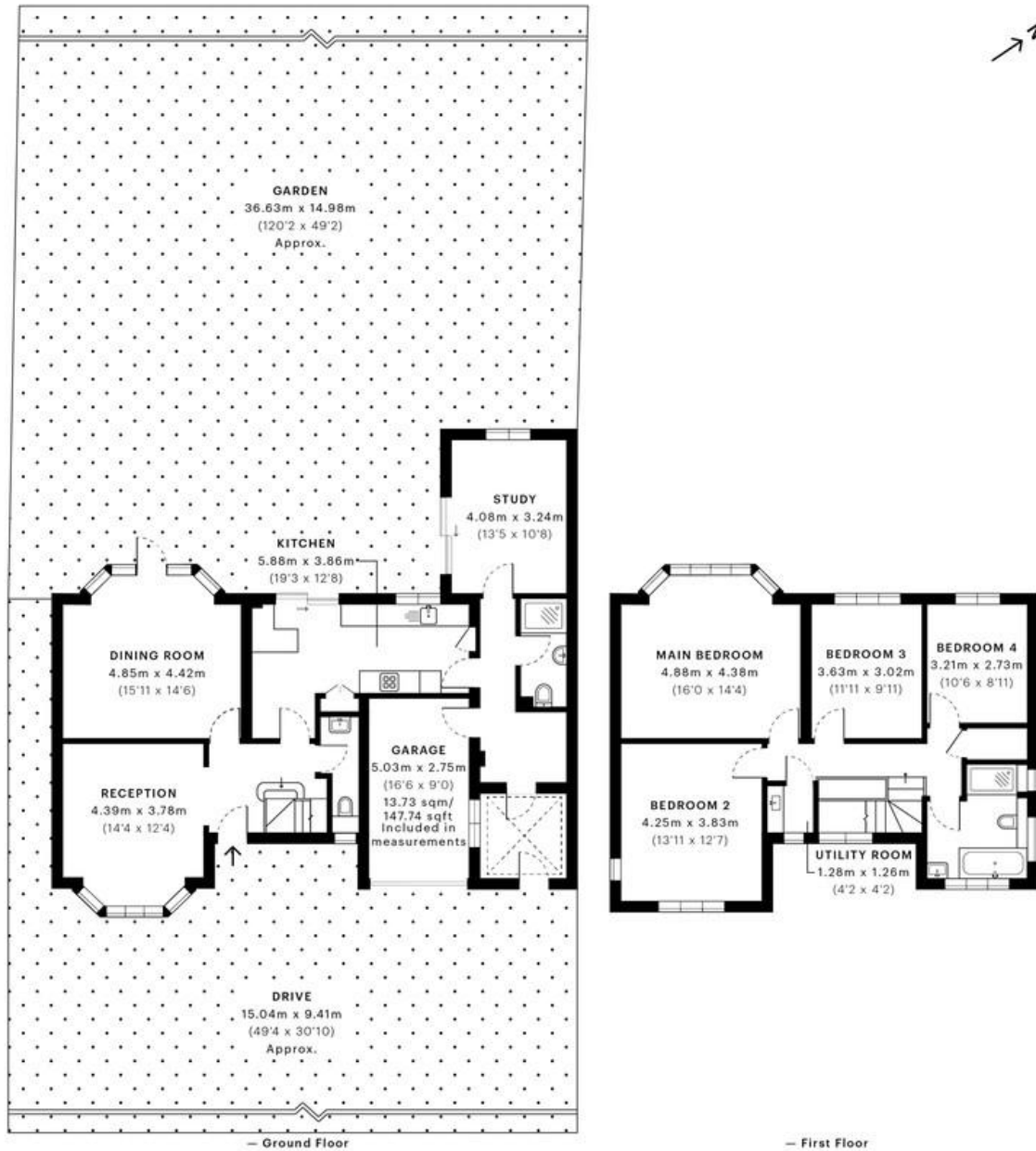
Call the seller's sole agent Martin & Co Croydon now for an appointment to view!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		





## Martin & Co Croydon

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