



77 Pampisford Road, Purley, CR8 2NJ



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Guide price £825,000

Cromwells  
ESTATE AGENTS





# 77 Pampisford Road, Purley, CR8 2NJ

Situated in a highly sought after location offering easy access to Purley town, station and sought after schools, is this modern and unique four bedroom detached family home. The property offers spacious and versatile accommodation (Over 2200 sq ft) with the added benefit of a side annexe.

Purley and the surrounding areas are well known for their very good choice of reputable schools including Cumnor House, St. David's, Margaret Roper Catholic, St. Nicholas, Beaumont and Abingdon House. At senior level, there is John Fisher, Riddlesdown Collegiate and Whitgift, Trinity, Old Palace and Croydon High in South Croydon.

## Accommodation

### Covered entrance

Wooden front door to..

### Entrance porch

Glazed windows to front aspect, wood flooring, access to main house and side annexe.

Wooden door to..

### Entrance hall

Solid wood flooring, wall mounted alarm panel, double panel radiator, storage cupboard, wall mounted digital thermostat.

### Lounge/family room

Double glazed sliding doors to rear aspect, solid wood flooring, modern radiators.

### Kitchen/breakfast room

Range of fitted gloss wall units with matching cupboards and drawers below, solid worktops with inlaid sink and chrome mixer tap with hose attachment, inlaid induction hob with extractor fan above, space and plumbing for dishwasher, integrated oven/grill, space for American style fridge freezer, breakfast bar, tiled splashback, UPVC double glazed windows to side and front aspects and door to side, modern radiator.

### Dining room

UPVC double glazed windows to front and side aspects, solid wood flooring, modern radiator.

Storage cupboard/utility area with space and plumbing for washing machine/tumble dry and obscure double glazed window to side

### Downstairs bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, low level push button flush WC, tiled walls, tiled flooring, heated chrome towel rail, obscure double glazed window to side aspect.

### Side annexe

### Main bedroom

UPVC double glazed window to front aspect, wood flooring, single panelled radiator.

### Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, tiled flooring, part tiled walls, shaver point, extractor fan.

### Storage / dressing room

Range of fitted wardrobes, storage cupboard, single panel radiator.

### Kitchen area

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for fridge/freezer, wood flooring, UPVC double glazed window and double doors to rear aspect.

### Stairs to 1st floor landing

### Main bedroom

UPVC double glaze French doors to rear aspect and Juliet balcony, modern radiator, Velux window.

### Ensuite bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, heated chrome towel, extractor fan, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect, shaver point.

### Bedroom two

Two Velux windows to side aspect, eaves storage, double panel radiator, fitted wardrobe.

### Bedroom three

UPVC double glazed window to front aspect, Velux window, double panel radiator.

### Shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, built-in storage unit and shaver point, low-level push button flush WC, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

### Rear garden

Large sandstone paved patio area with steps leading to lawn section, decorative rockery and fishpond, seating area, fence and brick wall enclosed, side access.

### Detached workshop/cabin

Power and light.

### Front

Hard standing, providing offstreet parking for several vehicles, brick wall enclosed with flowerbeds bordering.

### Garage at side

Electric roller shutter door with power and light.

### Sports & Leisure

There are numerous facilities in the area including Purley Sports Club with its squash, cricket and tennis courts and there are two golf courses in Purley as well as a number of individual tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

### Transport

Purley station is half a mile away, and provides rail services to London Bridge (from 25 minutes), London Victoria (from 24 minutes) and Gatwick (from 26 minutes). Numerous bus services provide transport to all the surrounding areas and the M25/M23 intersection at Hooley is approximately 4-5 miles away. Gatwick and Heathrow Airports are within about 30- and 60-minutes' drive respectively.











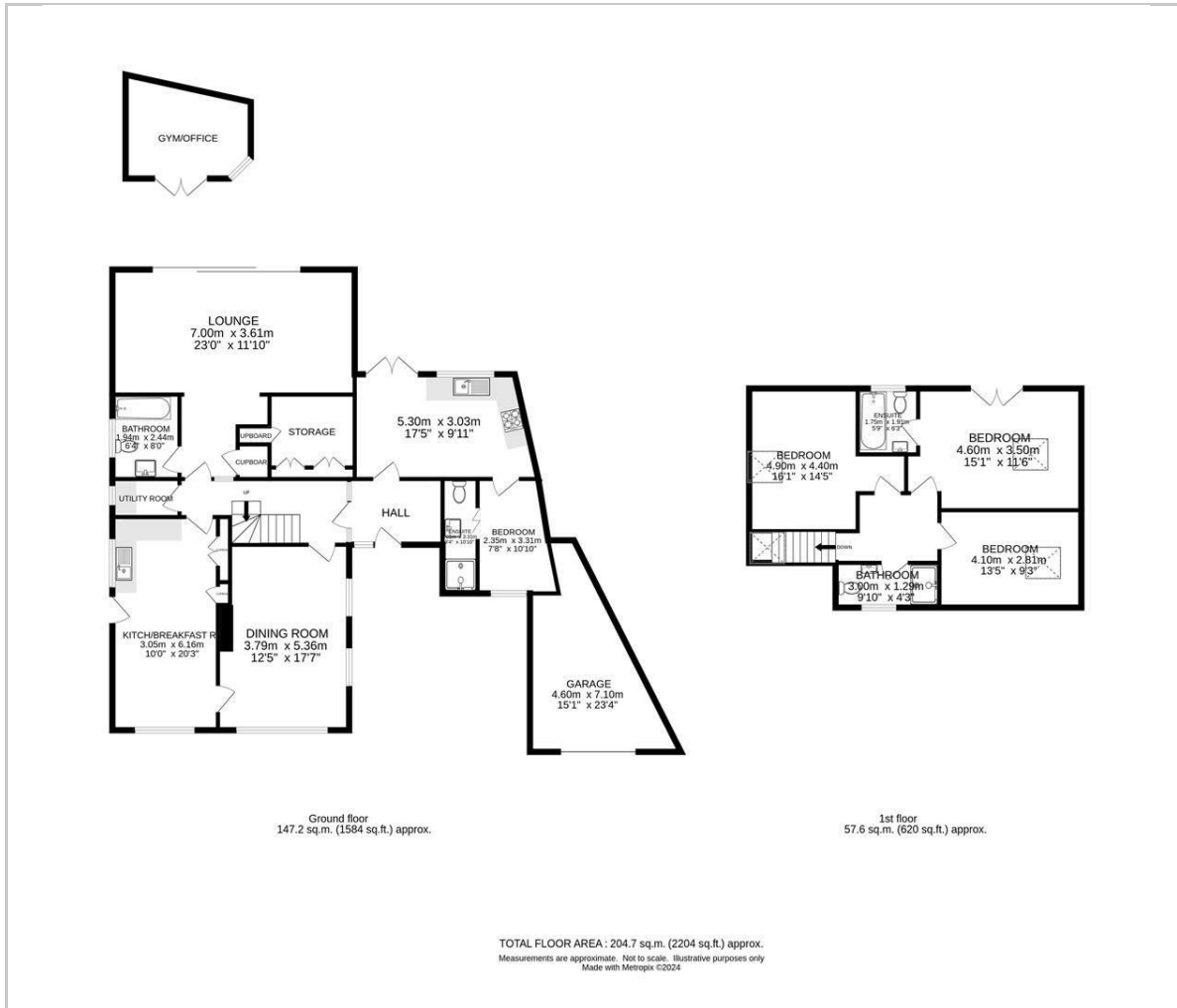




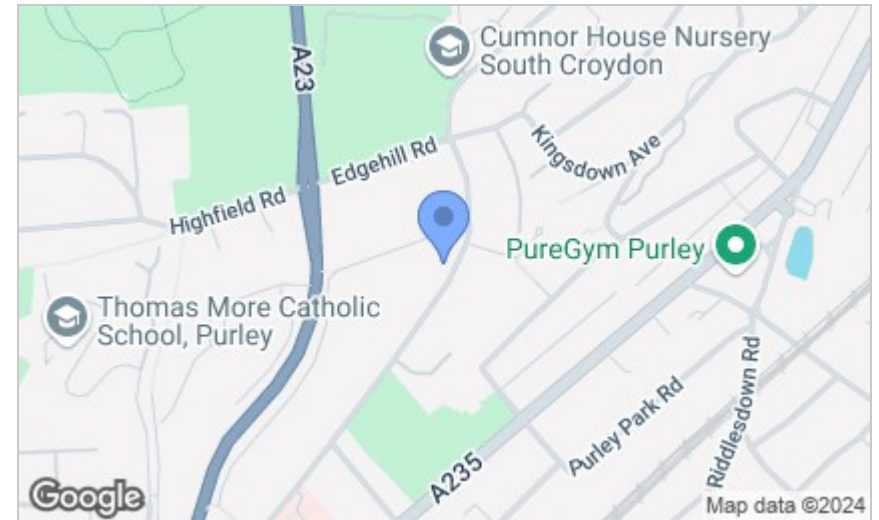




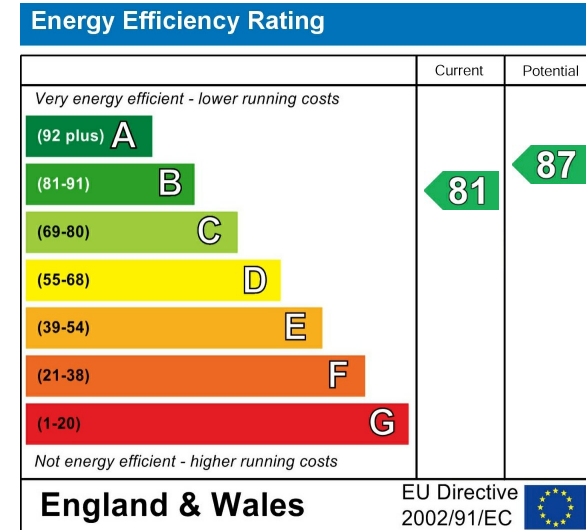
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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