



124 Pampisford Road, Purley  
Offers in Excess of £900,000 Freehold

ShineRocks  
PROPERTY AGENTS

# 124 Pampisford Road

Purley

Detached four bedroom, three bath/shower room, two/three reception room, Architect designed family residence, located within 10 minutes walk of Purley town centre and railway station. Totally refurbished in 2019 with feature zinc exterior wall as part of the modern extension. This very special house offers off street parking for 6-7 cars (including large detached garage), flooded with natural light and designed to give a holiday home feel with spectacular views to the rear, we cannot speak highly enough about this unique property, offered for sale with no onward chain.

The ground floor has piped water under floor heating throughout, entrance hall with tiled floor and two storage cupboards, wet room with walk in shower, fold down seat and hand rail, plumbed for washer dryer and designed to be wheelchair accessible, bedroom four with air conditioning, herringbone engineered wood flooring, fireplace and bay window overlooking front garden, living room with fireplace and herringbone engineered wood flooring, steps and ramp to family room/bar with air conditioning, herringbone engineered wood flooring and full height glass bi-fold doors to rear decked terrace. The bar area has a fridge and sink with black quartz worktops, bi-fold doors open to the beautifully fitted kitchen/breakfast room with granite worktops, overlooking the rear garden, steps and door back to entrance hall. Council tax band F.

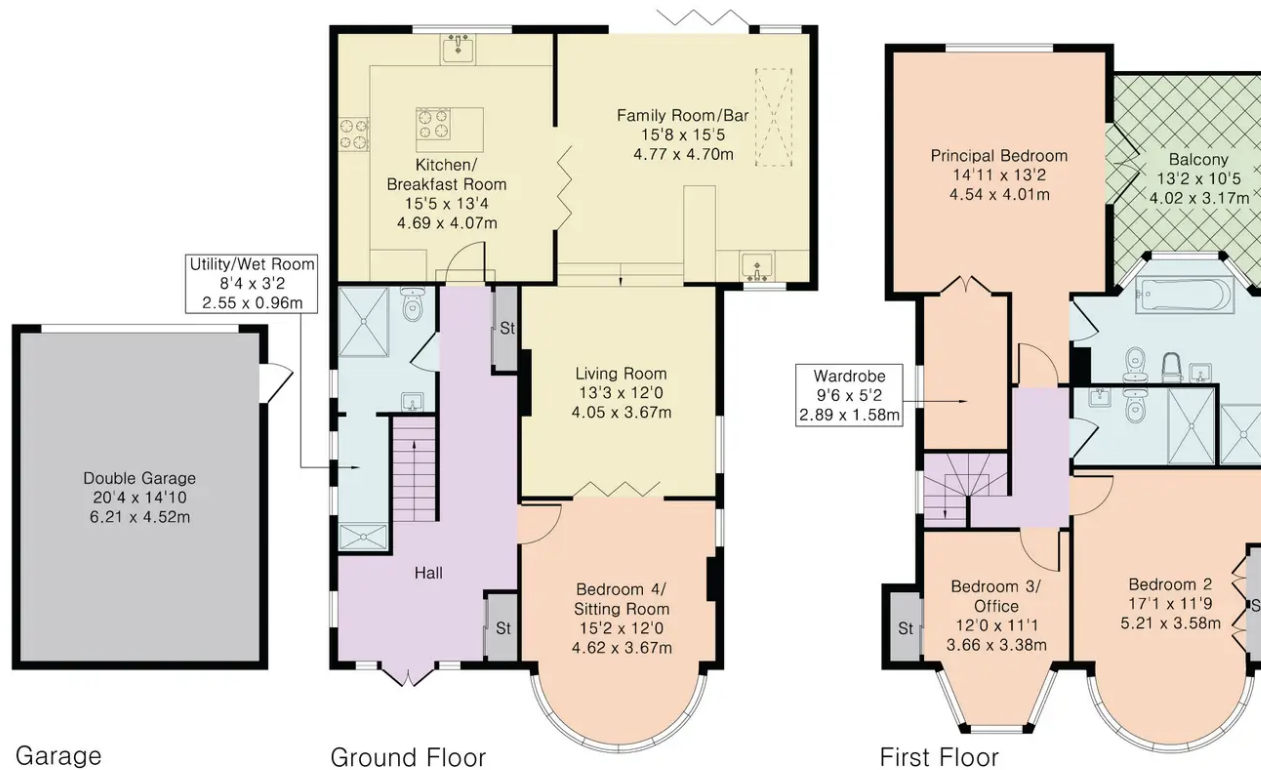
FLEXIBLE LIVING WITH GROUND FLOOR BEDROOM AND WET ROOM

EPC - D





Approximate Gross Internal Area 2111 sq ft – 196 sq m  
 Ground Floor Area 1043 sq ft – 97 sq m  
 First Floor Area 766 sq ft – 71 sq m  
 Garage Area 302 sq ft – 28 sq m



## ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.