



184 Pampisford Road, South Croydon

Offers in Excess of £1,000,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

184 Pampisford Road

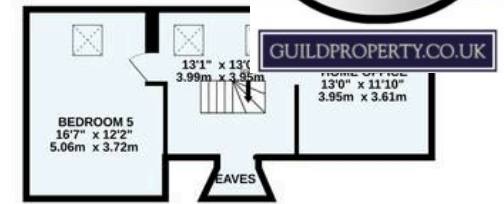
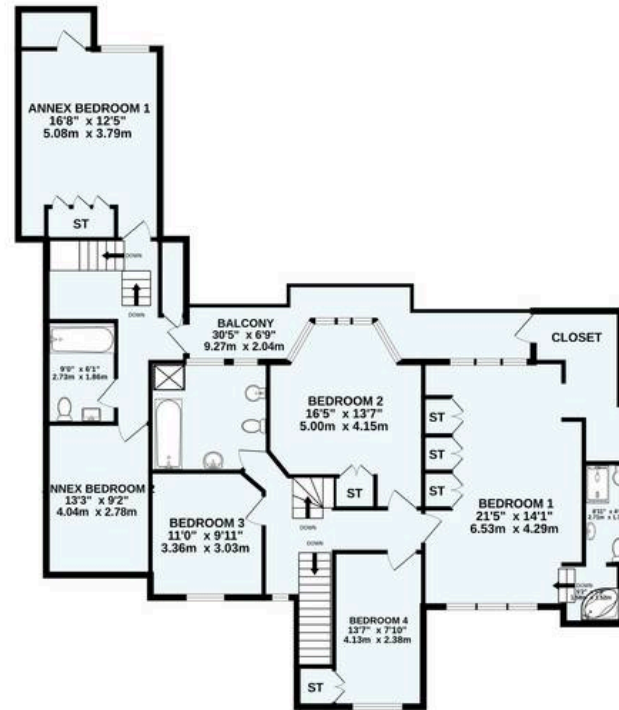
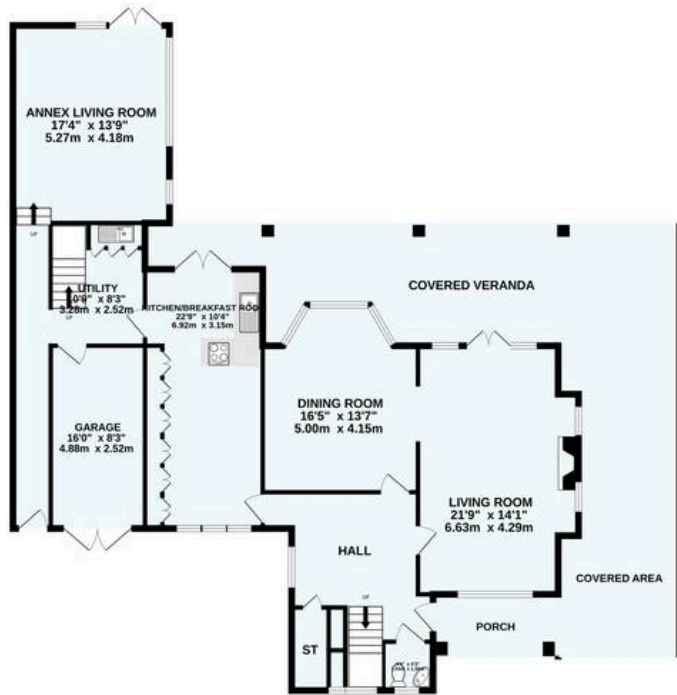
South Croydon

An attractive, 1930's five bedroom, detached family residence, with additional two bedroom self contained annex, situated within a short walk of Cumnor House & Whitgift schools. Located on a secluded level plot, within a 15-20 minute walk of Purley Oaks station, this well presented property offers approximately 3,585 sq ft of flexible living accommodation, with the addition of a large and unusual fully roofed wrap around Veranda, extending to two sides of the property. Covered porch, entrance hall with wood block flooring, WC, triple aspect living room with fireplace and French doors to covered Veranda, dining room with bay window, 22'9" double aspect fully fitted kitchen/breakfast room with French doors to covered Veranda, utility room with door to integral single garage, family/garden room with sliding doors to rear garden. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite bathroom, three further bedrooms, family bathroom. Stairs to second floor landing, bedroom five and home office. The Annex has its own front door, passageway to double aspect living room, stairs from shared utility room to first floor landing, two bedrooms, bathroom, door to rear balcony.

- FIVE BEDROOMS + TWO BEDROOM ANNEX
- THREE BATHROOMS
- THREE RECEPTION ROOMS + UPSTAIRS STUDY/OFFICE
- GATED TARMAC IN & OUT DRIVEWAY
- SECLUDED AND PRIVATE PLOT, WELL SCREENED FROM THE ROAD WITH PRETTY, FULLY FENCED REAR GARDEN
- LOCATED 5 & 15 MINUTES WALK FROM CUMNOR HOUSE & WHITGIFT SCHOOLS
- EPC - D, COUNCIL TAX - G







TOTAL FLOOR AREA : 3584 sq.ft. (333.0 sq.m.) approx.

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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.