



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Pampisford Road | Purley | CR8 2NF

Guide price £850,000

LOFT

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A beautiful detached home in the heart of Purley. Offering a bright entrance hall with original wooden planked flooring. An extensive modern kitchen with downstairs cloakroom, large lounge, reception room with doors to the large garden and decking area. Tucked away is another reception room being used as an office by the family and a spacious dining room. The house has three reception rooms in this area. The front of the house has a large entrance hall with a family bathroom which has a large bath and separate shower room. There are three great size bedrooms. The rear suite of the large versatile home has a fourth bedroom with additional room attached which could be used as a further home office or entertainment space for teenagers. The views from the rear bedrooms with take your breath away, an abundance of greenery and space. The garden is in a league of its own. Elegantly levelled throughout with a stunning decking area and a large size lawn. The rear garden is a greenhouse and shed, and small patmed shrubbery. A dry secure basement under the house. Also featuring a driveway, separate garage and a short walk to Purley town centre and train station.

- Large detached family home on a generous plot
- 4/5 bedrooms, one currently being used as a study
- Lots of flowing space and natural light throughout
- Generous sized rooms across the home
- Brand new boiler fitted March 2025
- Stunning rear garden, capturing plenty sunshine
- Excellent location for schools and transport links



A beautiful,
large detached
family home set
in the heart of
Purley with
walking
distance to
transport links



Ground Floor

Entrance Hall

Dining Room

13'9" x 12'10" (4.20 x 3.92)

Downstairs WC

Kitchen

12'11" x 9'10" (3.96 x 3.01)

Reception Room

15'11" x 12'10" (4.86 x 3.93)

Study

10'9" x 10'5" (3.30 x 3.20)

First Floor

Landing

Bedroom

11'0" x 10'8" (3.36 x 3.26)

Bedroom

14'8" x 8'7" (4.49 x 2.64)

Bedroom

12'10" x 10'0" (3.93 x 3.05)

En-suite

Bedroom

10'9" x 10'0" (3.29 x 3.05)

Bathroom

Bedroom

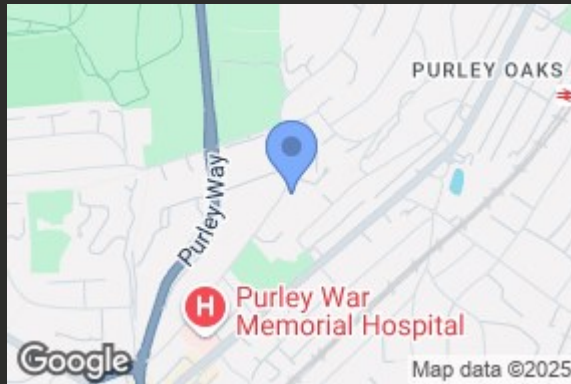
13'9" x 12'10" (4.20 x 3.93)

Outside

Garage

17'0" x 8'5" (5.20 x 2.59)

Rear Garden

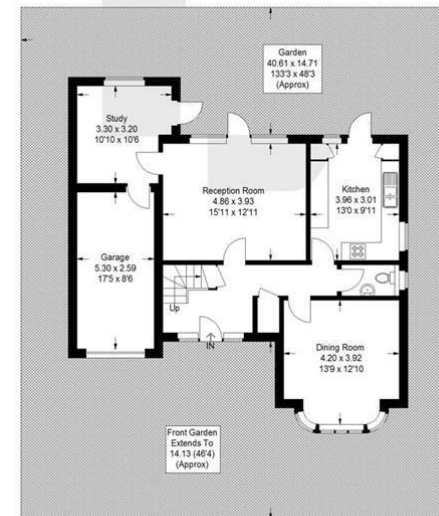


Pampisford Road, CR8

Approximate Gross Internal Area
(Including Garage)
176.1 sq m / 1896 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1176354)

EPC Rating: D

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