



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Pampisford Road | Purley | CR8 2NF

Offers in excess of

£600,000

LOFT

Pampisford Road | Purley | CR8

2NF

Offers in excess of £825,000

A beautiful detached home in the heart of Purley. Offering a bright entrance hall with original wooden planked flooring. The house benefits from a recent roofing inspection and works carried out in accordance with all the main regulations and a certificate for the flat roof. The roofers are members of the CRC which acts as a warranty. A modern kitchen with an island, a bright reception room and a large garden and decking area. Tucked away is another reception room being used as an office by the family and a spacious dining room makes the ideal location for this large family home.

Upstairs, across a large landing is a family bathroom which has a large bath and separate shower cubicle. There are three great size bedrooms, one is en-suite. This large, versatile home has a fourth bedroom with additional room attached which could be used as a further room or as a playroom space for the children. The rear bedrooms with take your breath away, an abundance of greenery and space.

The garden is a pleasure to sit on, it is levelled throughout with a stunning parking area to soak up the sun and a great size lawn too. At the bottom of the garden is a green house and shed, and small garden shrubbery. A dry secure basement under the house is ideal for storage.

Also featuring a driveway, integral 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
- Roof warranties in place for peace of mind



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



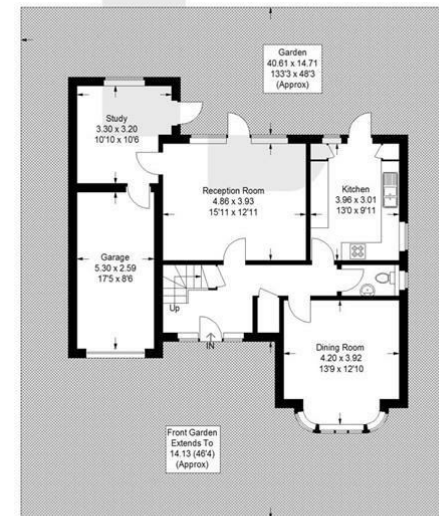
EPC Rating: D

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)

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