



**186 Pampisford Road**  
South Croydon, CR2 6DB

**Offers In Excess Of £750,000**





## 186 Pampisford Road

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Welcome to this charming 4-bedroom detached family home, nestled in a highly desirable area known for its excellent schooling options, including the prestigious Cumner House and Whitgift. Perfect for growing families, this spacious property boasts a well-thought-out layout and is brimming with potential.

Step inside to find generously proportioned rooms throughout, including a bright and airy living room, a versatile home office for all your work-from-home needs, and a stylish kitchen/diner complete with a handy utility area. There's also a convenient downstairs W/C for guests.

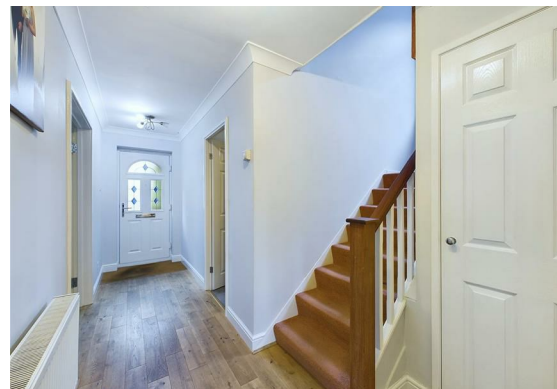
Upstairs, you'll discover four comfortable bedrooms, with the master offering its own ensuite for added privacy, plus a modern family bathroom to serve the rest of the household.

The outdoor space is just as impressive, with a well-maintained garden that includes both a patio area for entertaining and a lush lawn for the kids to play. Rear access leads to off-road parking and a spacious double garage.

This home is ideal for those seeking a balance of comfort, convenience, and community.







Entrance Hall  
3'10" x 16'2" (1.18m x 4.93m)

Living Room  
16'2" x 12'11" (4.94m x 3.96m)

Office  
8'8" x 10'2" (2.66m x 3.11m)

WC  
9'5" x 3'1" (2.88m x 0.96m)

Kitchen  
19'9" x 12'7" (6.02m x 3.86m)

Utility Room  
9'3" x 6'1" (2.82m x 1.87m)

Landing  
10'0" x 3'2" (3.05m x 0.99m)

Bedroom  
12'0" x 15'10" (3.66m x 4.84m)

Ensuite  
7'0" x 5'6" (2.14m x 1.69m)

Bedroom  
14'10" x 10'1" (4.53m x 3.08m)

Bedroom  
12'1" x 10'0" (3.69m x 3.07m)

Bedroom  
7'11" x 9'8" (2.43m x 2.96m)

Bathroom  
6'11" x 5'9" (2.12m x 1.77m)

Double Garage  
16'4" x 16'8" (4.98m x 5.10m)

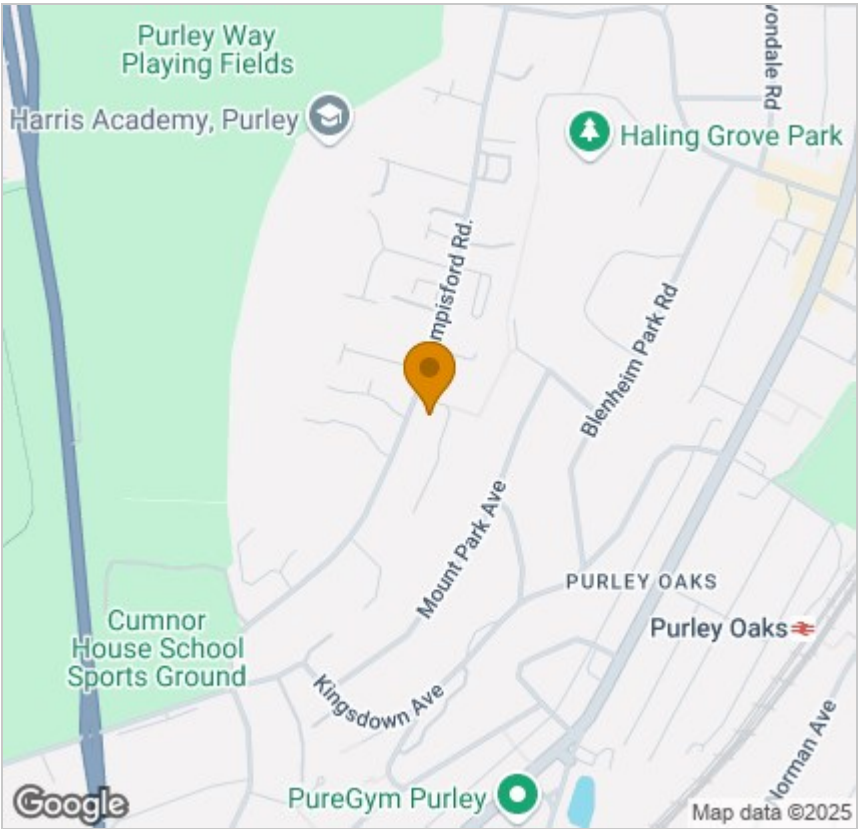




Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

