



**Price**  
**£775,000**

**Freehold**

4x  1x  2x 

**Pampisford Road,  
Purley, Surrey, CR8**

**OVER 60?**

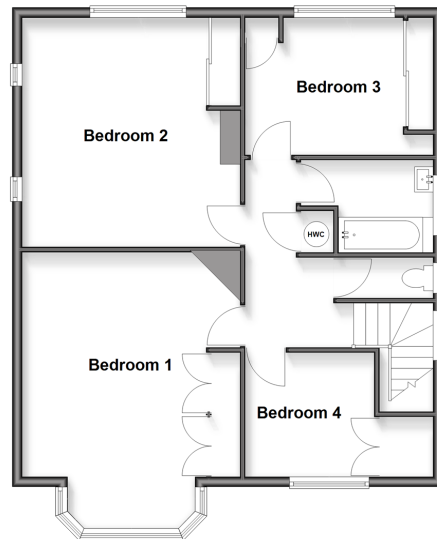
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 124.8 sq. metres (1343.5 sq. feet)



**First Floor**  
Approx. 77.0 sq. metres (829.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Room: 19'1 x 14'2 (5.82m x 4.32m)

Kitchen: 18'5 x 11'0 (5.62m x 3.36m)

Lounge: 18'8 x 14'2 (5.69m x 4.32m)

Lean-to: 19'9 x 8'7 (6.02m x 2.62m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 18'7 x 12'2 (5.67m x 3.71m)

Bedroom 2: 15'5 x 14'2 (4.70m x 4.32m)

Bedroom 3: 12'1 x 9'5 (3.69m x 2.87m)

Bedroom 4: 8'5 x 8'3 (2.57m x 2.52m)

Bathroom

Separate Toilet

### OUTSIDE

Driveway

Garage

Front Garden

Rear Garden

Store



## Main features

- Lovely detached family home with garage, carport/store & driveway
- Walking distance to 3 stations and good schools for all ages both state & independent
- Good size rear garden with patio area and mature trees and shrubs
- Good size rooms throughout
- Chain free and ready to move in



### Nearest Schools

Primary Schools: Christ Church CofE Primary (Purley) 0.1 miles, Margaret Roper Catholic Primary 0.3 miles, Regina Coeli Catholic Primary 0.9 miles Secondary Schools: Thomas More Catholic School 0.3 miles, Haling Manor High School 0.6 miles, Tudor Lodge School 0.7 miles



### Transport Information

Train Stations: Purley 0.3 miles, Purley Oaks 0.6 miles, Sanderstead 0.8 miles



### Address

Pampisford Road, Purley, Surrey, CR8



### Directions

For directions to this property please contact us.



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Call Purley Branch 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(63) POTENTIAL: C(80)

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