



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

The Close, Pampisford Road | Purley | CR8 2QD

Guide price £625,000

LOFT

The Close, Pampisford Road |
Purley | CR8 2QD
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- Stunning 3 double bedroom semi-detached home arranged over 3 floors with driveway
- Kitchen/breakfast room and separate reception room
- Loft extension boasting a spacious main bedroom with modern en-suite shower room
- Beautifully presented throughout
- Great size conservatory overlooking the garden
- Less than a mile to Purley station and town centre
- Excellent location for good schools for all ages
- Quiet residential cul-de-sac of Pampisford Road





GROUND FLOOR

Porch

Entrance Hall

Cloakroom

Reception Room
14'7 x 14'4 (4.45m x 4.37m)

Kitchen/Breakfast Room
21'5 x 10'3 (6.53m x 3.12m)

Conservatory
14'8 x 9'9 (4.47m x 2.97m)

FIRST FLOOR

Landing

Bedroom 2
13'4 x 11'11 (4.06m x 3.63m)

Bedroom 3
13'3 x 8'6 (4.04m x 2.59m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1
16'4 x 12'7 (4.98m x 3.84m)

En-Suite Shower Room

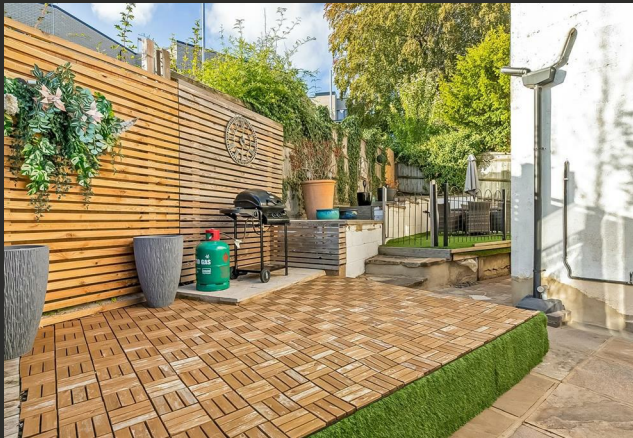
OUTSIDE

Front Garden

Rear Garden

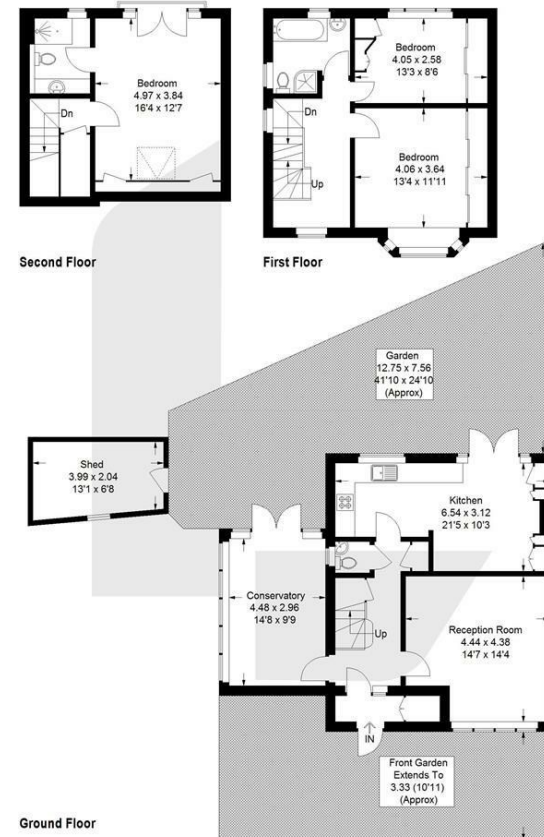
Shed
13'1 x 6'8 (3.99m x 2.03m)

Driveway



The Close, CR8

Approximate Gross Internal Area
141.9 sq m / 1527 sq ft



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. (ID1334945)

EPC Rating: D

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