



**114 Pampisford Road**  
Purley, CR8 2NF

**Offers Over £650,000**



## 114 Pampisford Road Purley, CR8 2NF

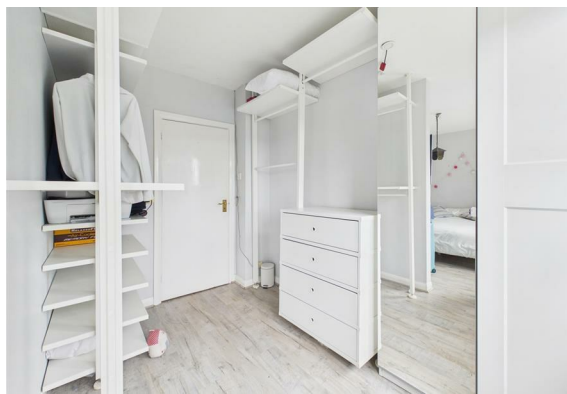
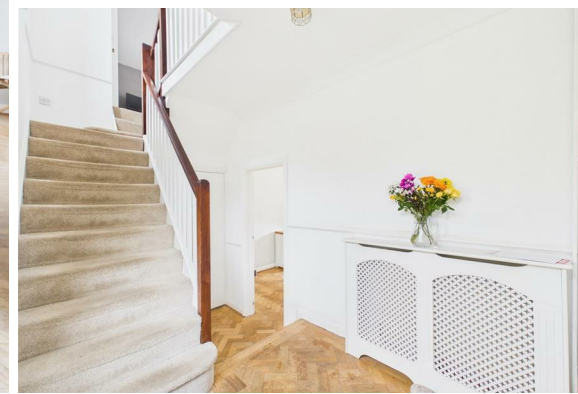
Offered to the market with no onward chain, this well maintained four bedroom link detached family home provides generous living space and off street parking, all set within a popular residential position close to Purley.

The property has been thoughtfully updated to create a bright and welcoming interior, with a layout that works perfectly for modern family life. To the front, there is a spacious reception area which flows seamlessly into a second reception space to the rear, creating a versatile living and dining environment with direct access out to the garden. The main living area also benefits from a working log burner, adding a cosy focal point during the colder months. The separate kitchen is fitted with a range of contemporary units, with ample worktop space and room for everyday appliances. A convenient downstairs W/C completes the ground floor accommodation.

Upstairs, the property offers four bedrooms, including three comfortable doubles and a fourth room which could suit a nursery, home office or dressing room. A modern family bathroom serves the accommodation, with the added benefit of a separate WC.

The rear garden is a real standout feature, extending to just over 140ft and offering excellent space for families, entertaining or simply enjoying the outdoors. A decked seating area provides the perfect spot for outdoor dining, with the remainder laid to lawn.

The location is ideal for those needing convenient access into London, with Purley station within reach offering regular services into Central London. A range of bus routes are also nearby, along with the amenities of Purley town centre, including shops, cafes and restaurants. The area is well regarded for schooling, with a number of popular options locally, making this a strong choice for families looking to settle in the area.





Entrance Hallway  
6'4" x 4'11" (1.94m x 1.51m)

Hallway  
3'2" x 4'5" (0.97m x 1.35m)

Living Room  
13'3" x 29'1" (4.05m x 8.88m)

Kitchen  
17'8" x 8'9" (5.41m x 2.68m)

WC  
5'11" x 2'5" (1.82m x 0.76m)

Landing  
3'7" x 10'5" (1.10m x 3.18m)

Landing  
6'3" x 2'11" (1.92m x 0.91m)

Bedroom  
17'5" x 9'0" (5.32m x 2.75m)

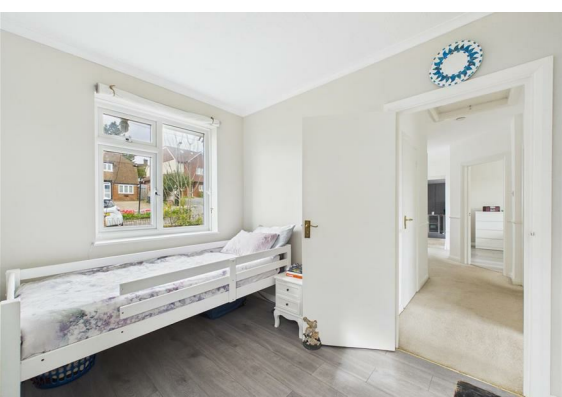
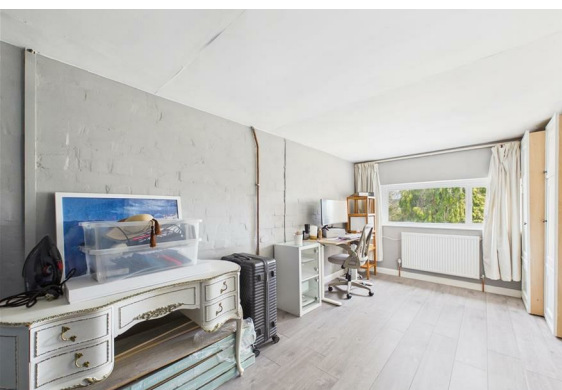
Bedroom  
13'2" x 11'0" (4.02m x 3.37m)

Bedroom  
9'11" x 17'8" (3.03m x 5.41m )

Bedroom  
9'6" x 7'5" (2.91m x 2.27m )

Bathroom  
5'8" x 6'3" (1.73m x 1.93m)

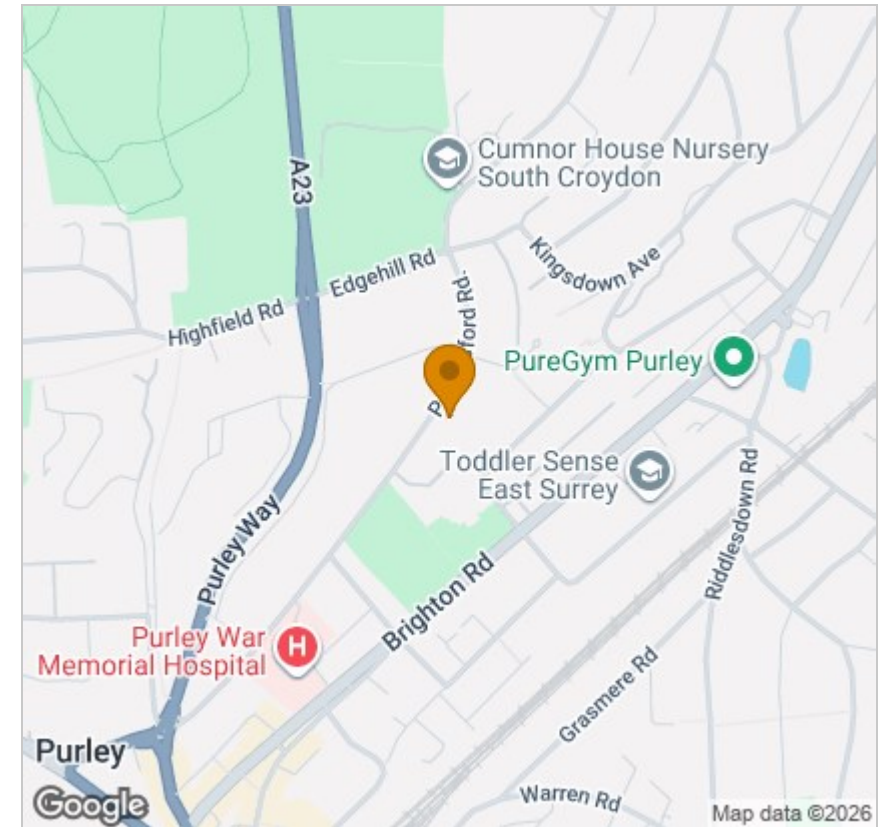
WC  
3'2" x 5'5" (0.99m x 1.66m )



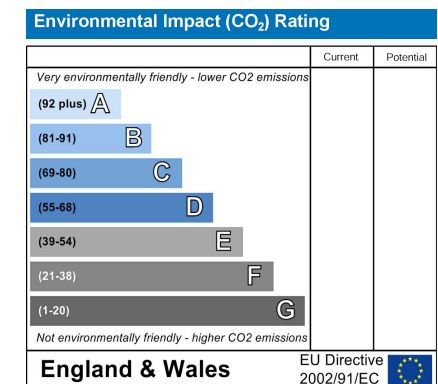
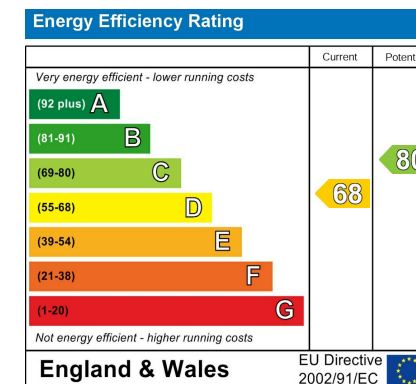
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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