



**Price**  
**£625,000**

**Freehold**

2x  1x  1x 

**Pampisford Road,  
Purley, Surrey, CR2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautiful detached bungalow set back from the road
- Walking distance to 3 train station and several good schools
- Garage and off street parking for several cars
- Large loft room currently used as a bedroom
- Level rear garden with shed

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Kitchen: 13'5 x 9'5 (4.09m x 2.87m)

Living Room: 25'3 x 18'1 (7.70m x 5.52m)

Bedroom 1: 13'9 x 12'9 (4.19m x 3.89m)

Bedroom 2: 12'7 x 10'8 (3.84m x 3.25m)

Bathroom: 9'6 x 8'8 (2.90m x 2.64m)

### FIRST FLOOR

Loft Room: 15'9 x 12'4 (4.80m x 3.76m)

### OUTSIDE

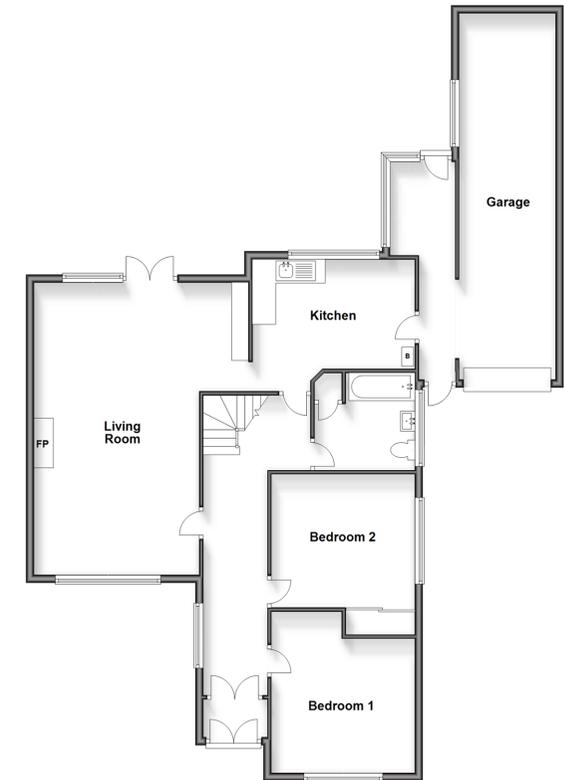
Double Garage

Driveway

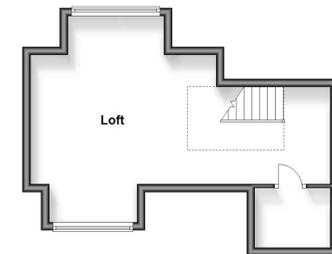
Front Garden

Rear Garden

Ground Floor  
Approx. 129.0 sq. metres (1368.1 sq. feet)



First Floor  
Approx. 30.1 sq. metres (323.7 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.



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