

FOR SALE



Pampisford Road, South Croydon

5 Bedrooms, 3 Bathroom, Detached House

Offers In Excess Of £1,100,000

MARTIN&CO



Pampisford Road, South Croydon

5 Bedrooms, 3 Bathroom

Offers In Excess Of £1,100,000

- Wonderful Detached House
- Close to an Excellent Schools
- 5 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms

Exceptional 5-Bedroom Detached Home in a Prime South Croydon Location

Welcome to this truly extraordinary 5-bedroom, 3-bathroom detached house, offering an impressive 3,480 sq. ft. of beautifully designed living space. Situated on Pampisford Road, a continuation of Haling Park Road in the heart of South Croydon, this home benefits from excellent connectivity while being nestled in a desirable, family-friendly area.

Upon entering, you're greeted by a sizeable entrance hall leading to a good-sized main living room. At the heart of the home, a bay-fronted grand dining room creates a stunning space for entertaining. To the left, a modern kitchen seamlessly connects to the sunroom, where floor-to-ceiling windows provide breathtaking views of the sunny, mainly lawned garden and veranda-perfect for outdoor gatherings.

A self-contained annex, accessible via the kitchen or a private front door, offers flexible living options. The ground floor also benefits from a W/C and excellent storage space.

The first floor boasts four generously proportioned bedrooms, including a master suite with an en-suite bathroom. A versatile fifth bedroom on the top floor makes an ideal study or home office.

Externally, the property features a garage and driveway, providing ample parking.

Unbeatable Location & Transport Links
Pampisford Road runs parallel to the A23 Brighton Road, seamlessly connecting South Croydon and Purley. The property is within easy reach of South Croydon and Purley Stations, offering convenient transport links to Gatwick and Heathrow Airports, Central London, and beyond.





Outstanding Nearby Schools

This home is on the doorstep of some of the area's most sought-after schools, including the prestigious Whitgift School and Cumnor House Junior School, making it an excellent choice for families.

Vibrant Shopping, Dining & Entertainment

Located just minutes from Purley and South Croydon, residents can enjoy an array of excellent shopping facilities, bars, and restaurants. Whether you're looking for boutique shops, cozy cafés, fine dining, or lively pubs, this area has something to offer for every taste.

With no onward chain, this exceptional home is ready for its next owners.

Don't miss out-schedule your viewing today!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		



Approximate Gross Internal Area 3427 sq ft - 319 sq m

Ground Floor Area 1415 sq ft - 132 sq m

First Floor Area 1441 sq ft - 134 sq m

Second Floor Area 571 sq ft - 53 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

