

The PERSONAL Agent

Coulsdon Road, Coulsdon

Guide Price £725,000

Coulsdon

- Detached five bedroom house
- Good condition throughout
- Large front garden and driveway
- Landscaped garden with summer house
- Solar panels, saving circa £1000 p/a.
- Situated opposite Coulsdon Manor Golf Course
- Walking distance to Coulsdon Town & Coulsdon South Stations
- Situated closely to excellent schools

Nestled on the desirable Coulsdon Road, this impressive five bedroom detached house offers a perfect blend of modern family living and convenience. Spanning an ample 1,281 square feet, the property is ideally situated for those who value both accessibility and community. Commuters will appreciate the proximity to Coulsdon South and Coulsdon Town railway stations, which provide direct services to London Bridge in a mere 22 minutes. For those who prefer to travel by car, the M23 and M25 motorways are easily accessible, ensuring smooth journeys to Gatwick Airport and beyond.











Description

Upon entering the home, you are greeted by a bright and airy entrance hall that leads to three spacious reception rooms. The lounge is bathed in natural light, creating a welcoming atmosphere for both relaxation and entertaining. The separate dining room is perfect for family gatherings, while the well equipped kitchen features ample storage and workspace, with direct access to a utility room for added convenience. A ground floor shower room completes this level. Upstairs, the property features five generously sized bedrooms, providing excellent flexibility for families, guests, or those working from home. The principal bedroom serves as a comfortable retreat, complemented by a family bathroom with a three piece suite.



The private rear garden offers a tranquil outdoor space ideal for relaxation or entertaining, while a detached summer house presents a versatile area that could serve as a home office, gym, or creative studio. The property also benefits from a 15 panel solar array that will save the new owners considerably in energy bills. Families will find this location particularly appealing, with several well-regarded schools nearby, including Smitham Primary School, St Aidan's Catholic Primary School, and Woodcote High School, all rated 'Good' by Ofsted. Nature lovers will enjoy the nearby Farthing Downs and Happy Valley, which offer stunning walking and cycling routes, while the local town centre boasts a variety of shops, cafes, and restaurants, catering to all your daily needs.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





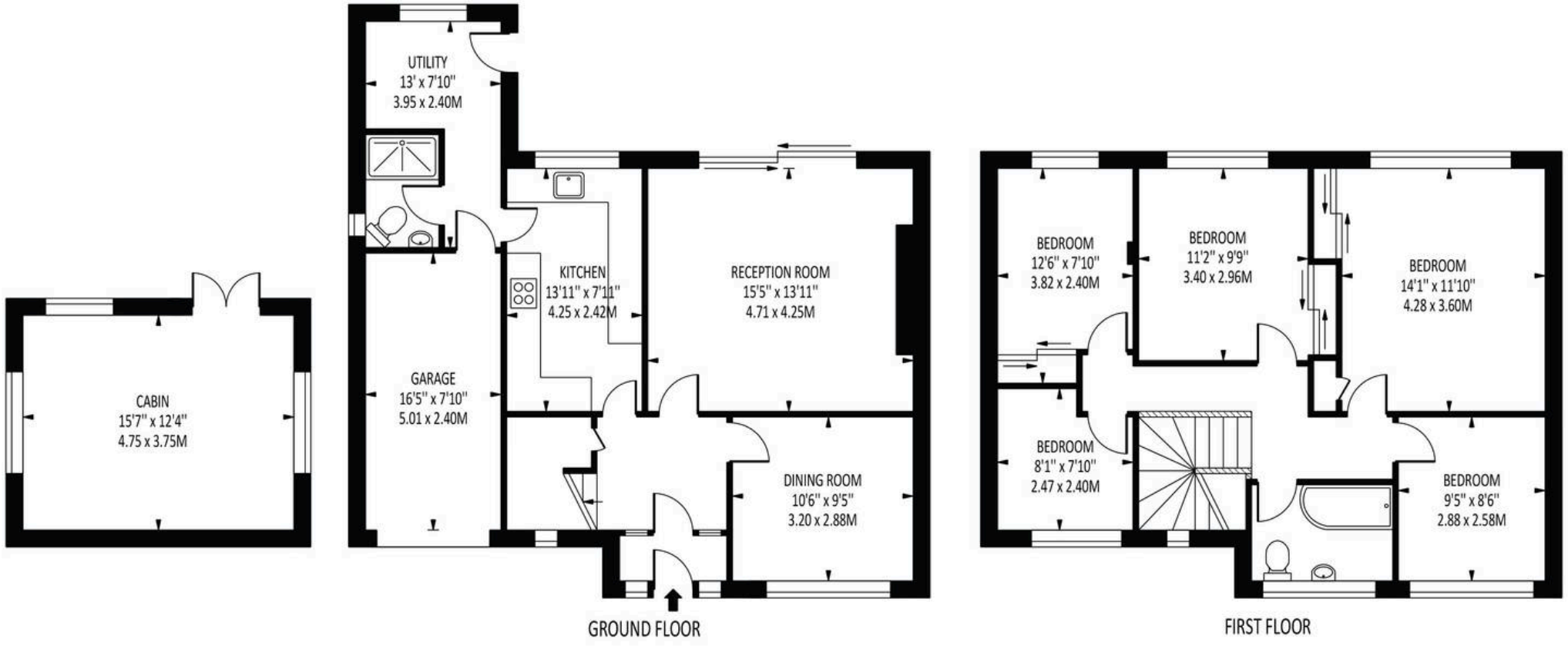




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Total Area: 1691 SQ FT • 157.09 SQ M
(Including Garage & Cabin)
Garage Area : 129 SQ FT • 12.02 SQ M
Cabin Area : 192 SQ FT • 17.81 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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