

The PERSONAL Agent

Church Lane Drive, Coulsdon

Guide Price £575,000

Church Lane Drive

Coulsdon

- Beautifully extended and modernised detached home with elevated, tree lined views across an open green
- Three generous double bedrooms
- Enclosed porch leading to a welcoming sitting room
- Open plan kitchen, dining and family space with stylish units, solid wood worktops and integrated appliances
- Utility room/cloakroom and spacious family bathroom with separate shower
- Landscaped rear garden with patio, extensive lawn and mature borders
- Versatile garden studio with two offices, sitting area, kitchen and W.C., plus detached garage
- Further potential to extend (STPP)

Occupying an elevated position with far reaching, tree lined views, The Personal Agent are delighted to present this beautifully extended detached home, combining stylish contemporary interiors with three double bedrooms, a generous landscaped rear garden and a superbly versatile garden studio.











Description

A welcoming enclosed porch provides an attractive introduction to the home, leading through to a comfortable and inviting sitting room, ideal for relaxing and unwinding. To the rear, an impressive open plan kitchen, dining and family space creates the heart of the home, offering an ideal setting for both everyday family life and entertaining. The stylish kitchen is fitted with sleek white gloss wall and base units, complemented by solid wood worktops and a comprehensive range of integrated appliances. A separate utility room/cloakroom provides valuable additional practicality. The first-floor accommodation comprises three generously proportioned double bedrooms, all served by a spacious and well appointed family bathroom featuring a beautiful freestanding claw-foot bath alongside a separate shower.



Outside, the generous rear garden has been thoughtfully arranged to maximise both enjoyment and entertaining. A substantial patio provides the perfect space for outdoor dining and summer gatherings, with steps rising to an extensive lawn, beautifully framed by established planting, mature shrubs and borders. A particular highlight is the well appointed garden studio, offering outstanding flexibility to suit a variety of needs. Currently arranged with two separate office areas, a sitting space, kitchen and W.C., it provides an excellent environment for home working, creative pursuits or running a business from home, subject to any necessary consents. Completing the property is a detached garage, while the potential for further enlargement, subject to the necessary planning permissions and consents, offers an exciting opportunity to adapt and enhance the home to suit changing needs.

Perfectly positioned on the sought after Coulsdon and Chipstead borders, the property enjoys an excellent balance of convenience and countryside living. The area is known for its leafy surroundings, attractive residential streets and easy access to beautiful open spaces, while Coulsdon offers a wide range of shops, cafés, restaurants and everyday amenities.

Excellent transport links provide convenient connections into London, making the location particularly appealing to commuters, while highly regarded local schools and nearby countryside add to its appeal for families. With the charm of Chipstead close at hand and the amenities and connectivity of Coulsdon within easy reach, this is a superb location for buyers looking to enjoy the best of both worlds.

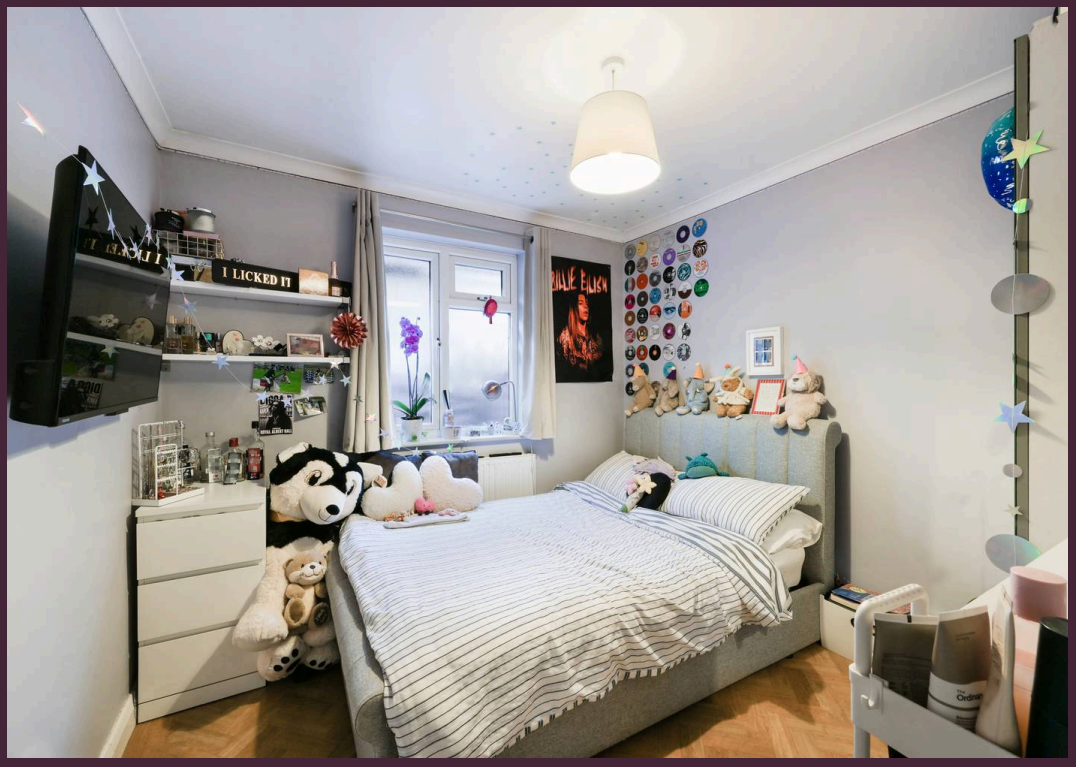
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D




I LICKED IT





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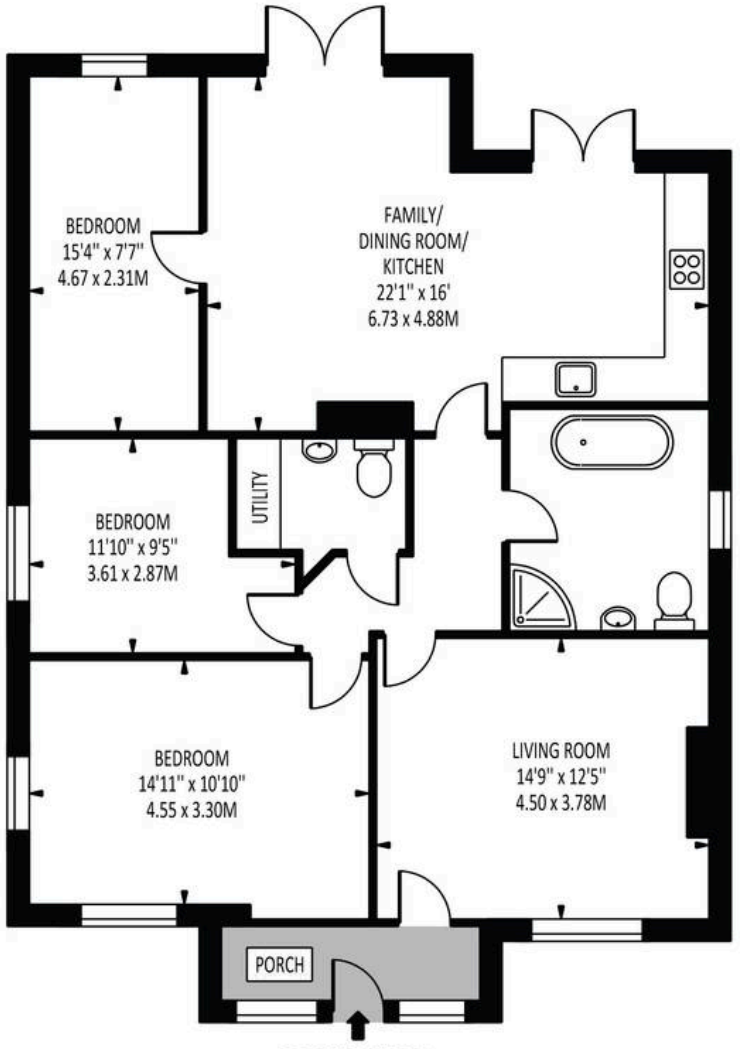
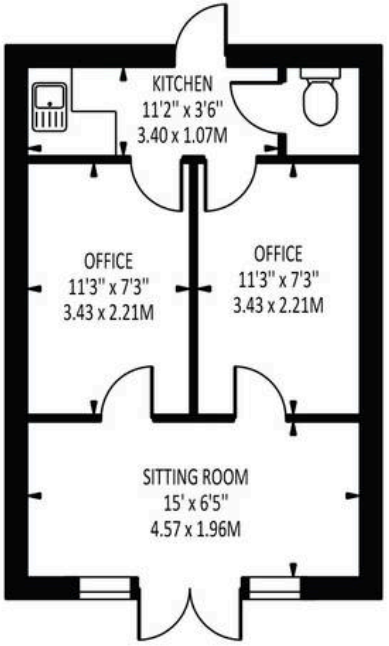
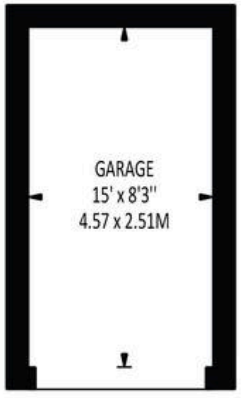
Total Area: 1579 SQ FT • 146.66 SQ M
(Including Garden Cabin & Garage)
Garden Cabin Area : 339 SQ FT • 31.53 SQ M
Garage Area : 123 SQ FT • 11.47 SQ M



GROUND FLOOR



GARDEN CABIN



GARAGE

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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/