



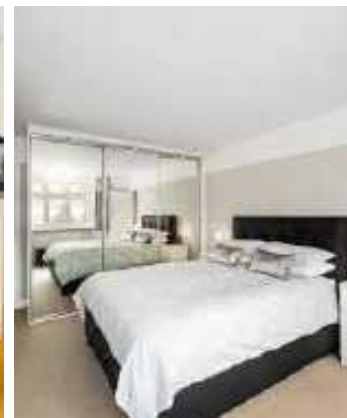
OFFERS IN EXCESS OF £650,000 FREEHOLD

104 CHALDON WAY, COULSDON, SURREY, CR5 1DE

ShineRocks
PROPERTY AGENTS

A beautifully presented, four bedroom, two bath/shower room, three reception room, semi detached family house situated in a sought after no through road, within walking distance of Coudon town centre and Coulsdon South railway station. A spacious family home, backing directly on to Farthing downs.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, WC, STUDY, LIVING ROOM WITH FIREPLACE, FULLY FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FAMILY ROOM, STORE ROOM. STAIRS TO FIRST FLOOR LANDING, MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM.





DESCRIPTION A beautifully presented and spacious, four bedroom, two bath/shower room, three reception room, semi detached family residence. Located in a sought after no through road, within walking distance of Coulsdon town centre and Coulsdon South railway station. Entrance hall, W/C, study, living room with fireplace, fully fitted kitchen/diner with bi-fold doors to rear patio, utility room, family room with sliding door to rear patio, store room. Stairs to first floor landing, bedroom one with fitted wardrobes and ensuite, three further bedrooms, family bathroom. Front garden with block paved driveway for 2-3 cars, access to bin store. West facing rear garden with flagstone style patio, backing directly on to Farthing downs.

AMENITIES Chaldon Way is a sought after no through road, located in a popular area of Coulsdon, within walking distance of both Coulsdon Town Centre and Coulsdon South Station serving London Bridge and Victoria from within 30/32 minutes respectively. The property is within easy reach of Coulsdon Town Centre offering it's excellent selection of shops, bars and restaurants, as well as Waitrose and Aldi supermarkets. The fairways of Coulsdon Manor Golf course are nearby, offering golfing and dining/hotel facilities. Farthing Downs is just at the end of the garden, offering open spaces for walking and recreational pursuits plus Purley town centre and Old Coulsdon Village are nearby. Gatwick Airport is within a twenty five minutes drive giving excellent connections to both M25/M23 and Brighton.

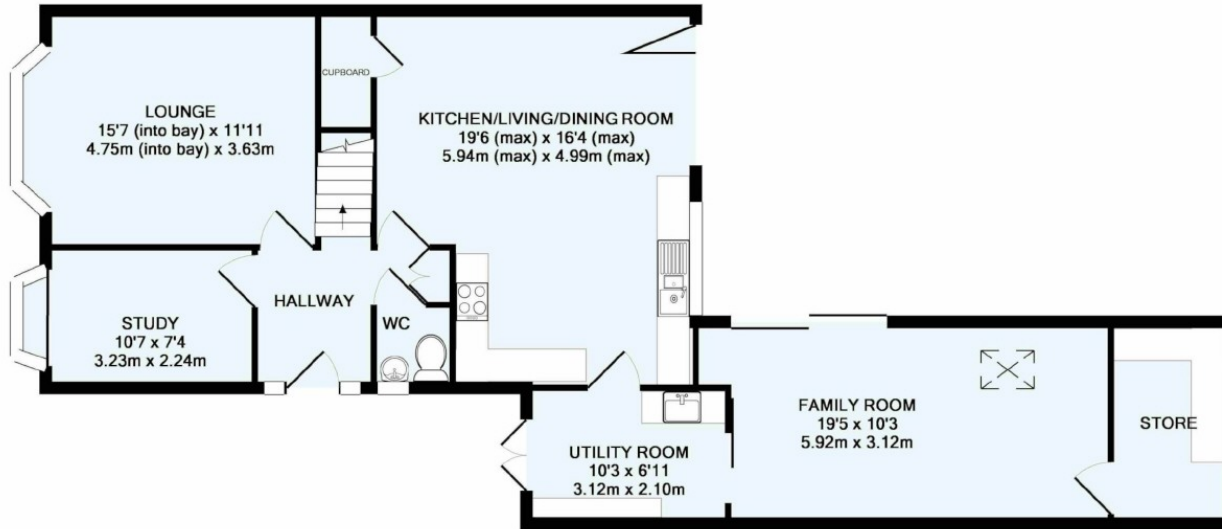
OUTSIDE FRONT GARDEN: Block paved driveway with off street parking for 2-3 cars, low retaining brick wall with crescent shaped lawn area and specimen tree, bordered by mature laurel and beech hedging to both sides, access to bin store area.

REAR GARDEN: Accessed from kitchen/breakfast room and family room, leading to West facing flagstone style patio, easy rising steps to gently sloping lawn bordered by mature hedging to both sides, garden shed, further area of garden backing on to Farthing downs.

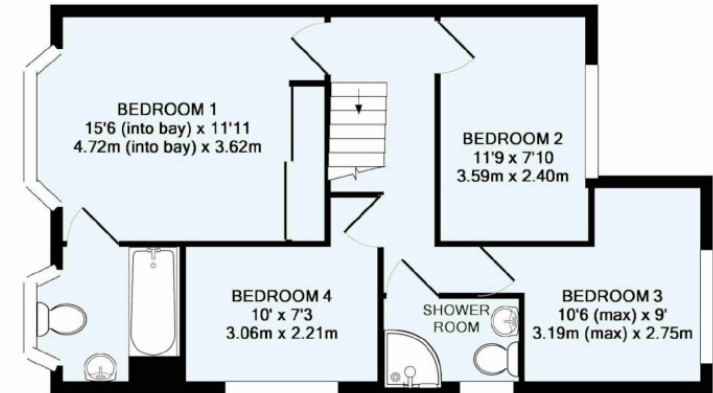
EPC

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GROUND FLOOR
APPROX. FLOOR
AREA 983 SQ.FT.
(91.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.1 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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