





1 Stoney Croft, Coulsdon, Surrey, CR5 1RR

Offers in excess of £750,000

Impressive detached family home Daniel Adams are proud to present to the market this 5 bedroom detached house located in the highly desirable area of Netherne on the Hill Village. Stoney Croft is a no through road comprising just 4 properties.

There is something for everyone in the village from swimming or a workout at the gym located in the leisure centre, enjoying the parkland and woodland which surrounds the estate, tiring out the children in the dedicated play area or a game of tennis, football and cricket for the sport lovers.

The village also has a general store and a village hall which is used for village events and various groups. If shopping is your forte then Coulsdon town centre is just a short drive or bus ride away and offers an array of shops, restaurants and amenities as well as a twice daily shuttle bus to Coulsdon South train station.

The immaculately presented accommodation comprises to the ground floor: Hallway, open planned modern colour coordinated fitted kitchen/breakfast room, dining area and lounge with Jet Master wood burner, 5th Bedroom/ playroom/study/office and a cloakroom.

Ascending the stairs to the first floor landing you arrive at the master bedroom with his and her built in double wardrobes and an en-suite shower room.

There are a further three double bedrooms and a generous sized modern bathroom. You are spoilt of benefits as this property offers: Ceiling heights of approximately 8ft (2.43 meters), Georgian style double glazed sash windows, central heating system, off street parking for 3 cars, double garage with electric door opener, landscaped gardens to the front and rear, Large metal gazebo and a raised pond (which could be converted into a raised flowerbed/play pit. The rear garden is South Facing.

This perfect family home has security front gates, pedestrian entry system, CCTV to the front and rear and burglar alarm.

The property also has the added benefit of planning consent for a proposed side extension, loft conversion with dormer extension and a new porch (approximate extension size 114 m2). Come and see for yourself what this enchanting house has to offer, you certainly will not be disappointed. Call Daniel Adams now and arrange your appointment to view. Once you arrive you will never want to leave.

Entrance hall

Cloakroom

Lounge 16'7 x 11'9 (5.05m x 3.58m)

Dining area 11'9 x 10'3 (3.58m x 3.12m)

Kitchen-breakfast room 16'3 x 10'1 (4.95m x 3.07m)

Bedroom 5-study 11'2 x 8'3 (3.40m x 2.51m)

Landing

Bedroom 1 13'5 x 9'10 (4.09m x 3.00m)

En-suite shower room

Bedroom 2 10'4 x 9'8 (3.15m x 2.95m)

Bedroom 3 12'7 x 8'5 (3.84m x 2.57m)

Bedroom 4 10'5 x 8'3 (3.18m x 2.51m)

Bathroom

Rear garden

Double garage

Driveway

Front garden



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		61	70
England & Wales		EU Directive 2002/91/EC	



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