



14 Keats Way, Coulsdon

Asking price £585,000

Four bedroom Detached home less than 2 years old unexpectedly available !

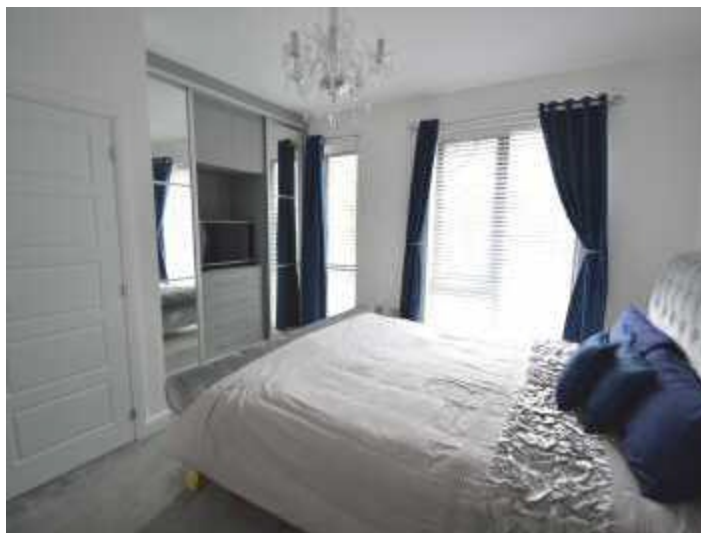
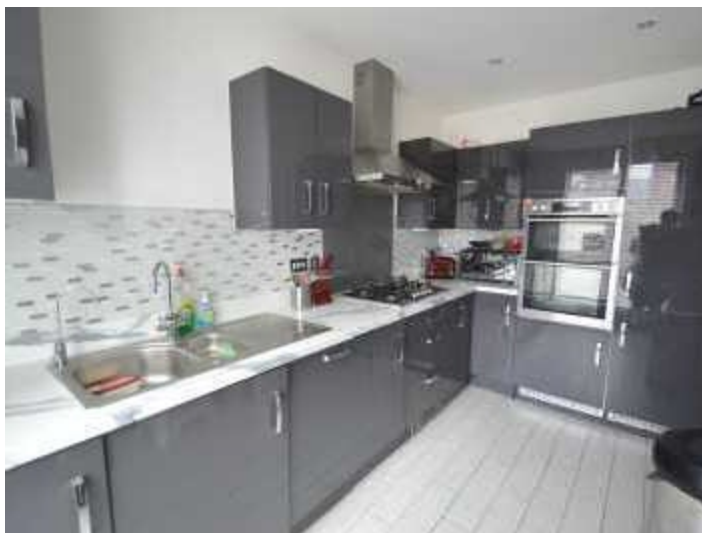
This impressive home over 3 floors offers well planned spacious living accommodation with the benefit of bespoke flooring and internal decoration.
Accommodation :- Entrance hallway, Cloakroom, Kitchen, Lounge/Dining room. First Floor:- Bedroom 2 and Bedroom 3 Family Bathroom. Second Floor:- Master Suite En-Suite Bedroom 4. Outside Driveway and rear garden.
This home is in the heart of Coulsdon in South London. It's the perfect commuter location with great transport links and conveniently positioned close to amenities.

This leafy development is located just 13 miles south of Charing Cross, with rail passage to London Bridge taking less than 30 minutes. Inspired by its historic setting and the wider Surrey vernacular, Cane Hill Park both complements and enriches its unique location.
SELLERS ARE SUITED AND SO NO FORWARD CHAIN CALL NOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground floor

Lounge/dining room 14'2 x 17'5
(4.32m x 5.31m)

Kitchen 12'9 x 8'9 (3.89m x 2.67m)

Cloakroom 6'7 x 5'1 (2.01m x 1.55m)

First floor

Bedroom 2 14'1 x 9'4 (4.29m x 2.84m)

Bedroom 3 14'1 x 11'0 (4.29m x 3.35m)

Bathroom 6'5 x 6'11 (1.96m x 2.11m)

Second floor

Master suite 14'1 x 14'3 (4.29m x 4.34m)

En suite 6'9 x 6'1 (2.06m x 1.85m)

Bedroom 4 14'1 x 6'7 (4.29m x 2.01m)

Parking

Garden

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PROPERTY MISDESCRIPTIONS ACT 1991: Thets has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

