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**A SPACIOUS AND IMPOSING DETACHED CHARACTER RESIDENCE  
BACKING DIRECTLY ONTO COULSDON MANOR GOLF COURSE**

**COULSDON ROAD, COULSDON, SURREY, CR5 2LJ**



**PRICE £1,420,000 Freehold**

Set well back from the road in a large mainly level plot IMMEDIATELY ADJOINING COULSDON MANOR GOLF COURSE. Conveniently placed for both Old Coulsdon village and Coulsdon town centre and the area is well served for school and recreational facilities, transport links including choice of main line stations with Coulsdon being well placed for easy access to the M23 / M25 motorways.

## COULSDON ROAD, COULSDON

This **SUBSTANTIAL DETACHED PROPERTY** offers **EXCELLENT FAMILY ACCOMMODATION** with **SIX BEDROOMS \* TWO BATHROOMS \* CLOAKROOM \* KITCHEN / BREAKFAST ROOM \* STUDY \* FAMILY ROOM \* DINING ROOM \* SPACIOUS LOUNGE \* DOUBLE GLAZED CONSERVATORY \* DOUBLE GARAGE \* GAS CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* LARGE LEVEL GARDEN.**

The **ACCOMMODATION** briefly comprises the following (all dimensions approximate) -

### FIRST FLOOR

**MASTER BEDROOM:** about 16' 4" x 14' 3" max (4.97m x 4.34m) with range of bedroom furniture including wardrobes, dressing table etc., brick fireplace with fitted coal effect gas fire, radiator.

**BEDROOM TWO:** about 16' x 10' 9" max (4.87m x 3.27m) with double aspect, radiator, fitted wardrobes and storage cupboards, fireplace with fitted coal effect gas fire.

**BEDROOM THREE:** about 14' x 12' 10" (4.26m x 3.91m) radiator, fitted wardrobes and storage cupboards, fireplace with fitted coal effect gas fire.

**BEDROOM FOUR:** about 13' 2" max x 10' (4.01m x 3.05m) with radiator, fitted wardrobe and storage cupboards.

**BEDROOM FIVE:** about 13' 2" x 10' (4.01m x 3.05m) with radiator.

**BEDROOM SIX:** about 11' 8" max x 10' (3.55m x 3.05m) with radiator, fitted wardrobe and storage cupboards.

**BATHROOM ONE:** with low suite W.C., bidet, Jacuzzi bath and shower, pedestal wash basin, fully tiled walls, beamed ceiling, fitted cupboards, heated towel rail, ceramic tiled floor.

**BATHROOM TWO:** with corner Jacuzzi bath with hand shower, enclosed shower cubicle, vanity unit with wash basin and cupboard below, low suite W.C., 3/4 tiled walls, ceramic tiled floor, radiator / towel rail.

**SEPARATE W.C.:** with low suite W.C., tiled walls and floor.

**LANDING:** with built-in storage cupboards, airing cupboard with lagged hot water tank, beamed walls, radiator.

### GROUND FLOOR

**ENTRANCE HALL:** with feature entrance door, wood block floor, radiator, beamed ceiling, ???, built-in cupboard.

**CLOAKROOM:** with cupboard under stairs, wash basin with cupboard below.

**SEPARATE W.C.:** with low suite W.C., radiator, fully tiled walls.

**FAMILY ROOM:** about 19' into bay x 15' 3" max (5.79m x 4.64m) with oak block floor, coal fireplace, two radiators, double aspect, door to garden, sliding doors to

**STUDY:** about 16' x 8' (4.87m x 2.44m) with oak block floor, radiator, double aspect, French doors to garden.

**DINING ROOM:** about 16' 4" x 13' 10" max (4.97m x 4.21m) with brick chimney breast / fireplace, oak block floor, beamed ceiling, patio doors to

**CONSERVATORY:** about 12' 10" x 12' 9" (3.91m x 3.88m) with ceramic tiled floor, radiator, door to garden.

**IMPRESSIVE LOUNGE:** about 20' 6" max x 16' 6" (6.24m x 5.03m) with feature inglenook fireplace with coal effect gas fire with canopy over, two radiators, beamed ceiling, wood block floor, door to garden, door to Lobby.

**KITCHEN:** about 17' 3" x 10' 1" (5.25m x 3.07m) with base and wall units with cupboards and drawers, work surfaces, stainless steel sink unit with mixer tap, Bosch gas hob and electric split level double oven, part tiled walls, ceramic tiled floor, beamed ceiling, radiator, door to hall, door to



## COULSDON ROAD, COULSDON

**LOBBY:** with doors to Utility Room and Garage.

**UTILITY ROOM:** about 10' 8" x 4' (3.25m x 1.22m) with deep china sink, plumbing for washing machine, work surfaces, radiator.

## OUTSIDE

**FRONT GARDEN:** with a frontage of about 75' (22.84m) planned with lawn, shrubs, ornamental trees etc.

**IN & OUT DRIVEWAY:** providing parking for numerous cars.

**DOUBLE GARAGE:** about 16' 9" x 16' 3" (5.10m x 4.95m) with automatic electric up and over door, side door, wall mounted Vaillant gas boiler.

**THE REAR GARDEN** about 145' x 90' (44.16m x 27.41m) IS AN OUTSTANDING FEATURE OF THIS PROPERTY BACKING DIRECTLY ONTO COULSDON MANOR GOLF COURSE. Being completely level and extending to about 145' x 90' max wide (44.16m x 27.41m) planned mainly to wide lawned area, bordered by mature shrubs, trees, bushes etc. and with GATE leading directly onto the golf course. Paved Patio. Two Side Entrances.

**LOCAL AUTHORITY:** London Borough of Croydon – BAND 'G'



Kitchen



Conservatory



Lounge



Lounge



**COULSDON ROAD, COULSDON**



Dining Room



Family Room



Entrance Hall



Landing



Bedroom



Bedroom



**COULSDON ROAD, COULSDON**



Bedroom



View to Rear Garden



Rear Garden



Rear Garden

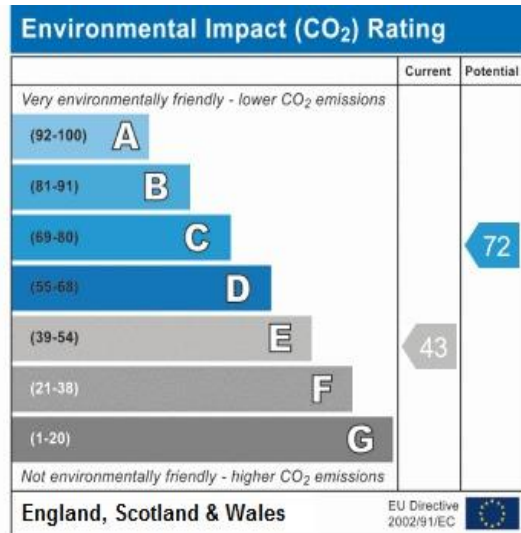
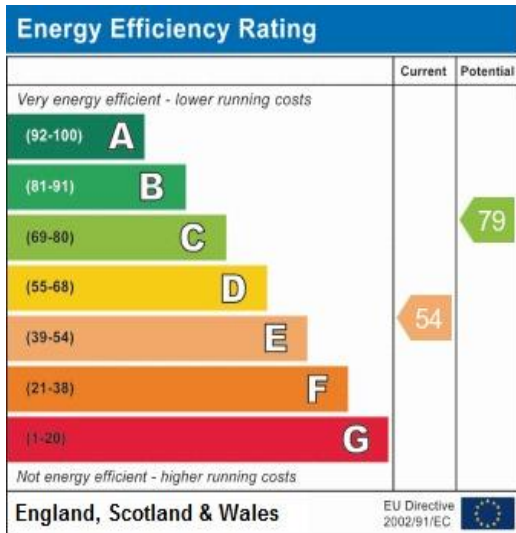


Rear Aspect



Rear Garden to Golf Course

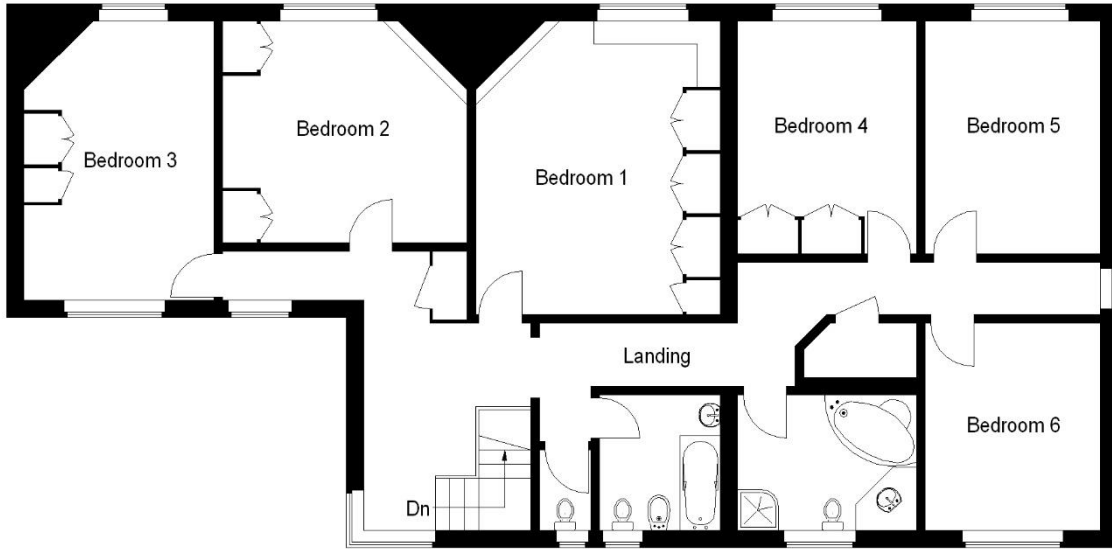
**COULSDON ROAD, COULSDON**



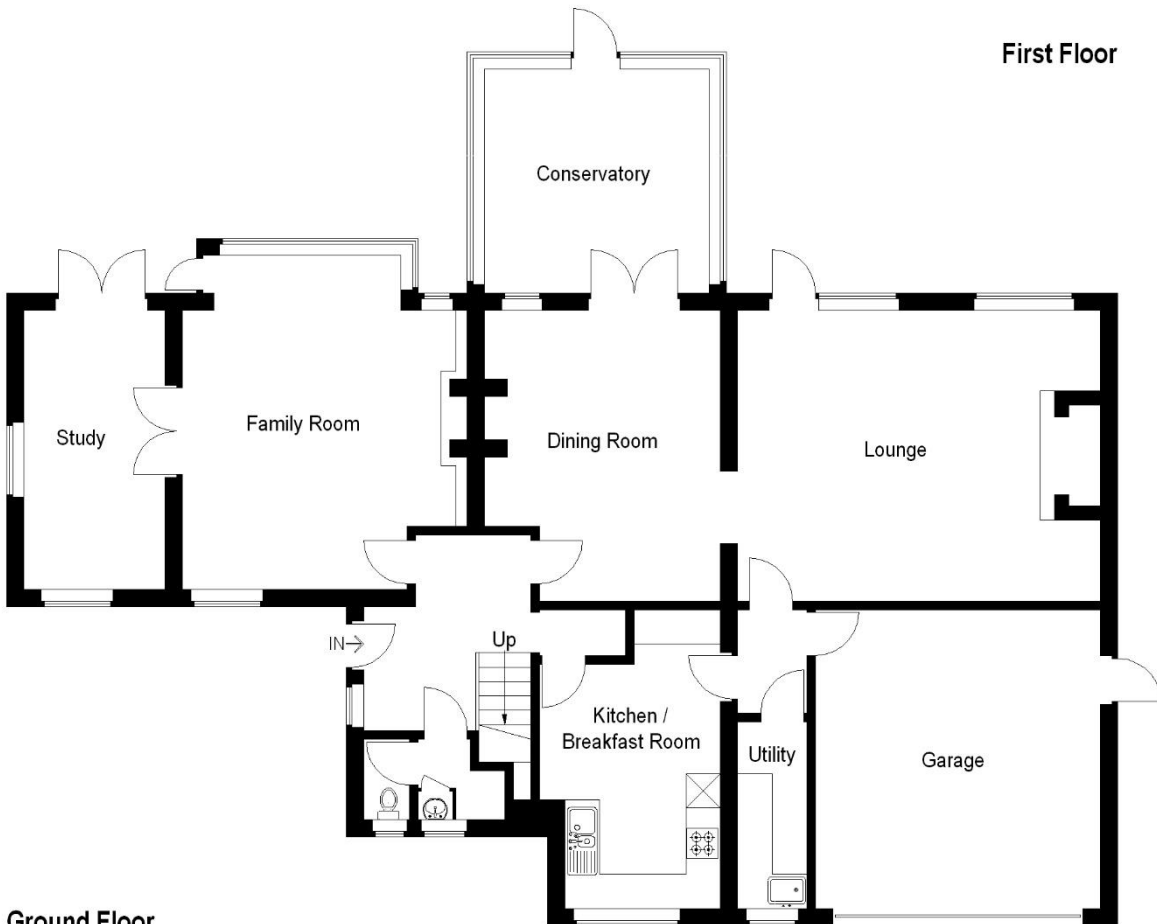
**COULSDON ROAD, COULSDON**

**Coulsdon Road, Old Coulsdon, CR5**

Approximate Gross Internal Area (Including Garage)  
319.2 sq m / 3436 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID321351)