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A FOUR BEDROOM DETACHED FAMILY HOME ON THIS VERY SOUGHT AFTER DEVELOPMENT WITH SPACE & SCOPE TO EXTEND (SUBJECT TO PLANNING PERMISSION)

ROSSETTI GARDENS, OLD COULSDON, SURREY, CR5 2LR



Offers in the Region Of £650,000 Freehold

Situated on completely level ground in a quiet cul-de-sac on this very popular development of detached houses built by 'Bryant Homes' about 23 years ago known locally as the 'Poets Estate'. Conveniently situated within level walking distance of Old Coulsdon village offering excellent local amenities including shops, choice of churches, park, library etc. and the area offers a selection of local schools. Old Coulsdon is surrounded by some delightful countryside and Coulsdon is ideally placed for easy access to the M23/ M25 motorways and Coulsdon South mainline station is about 15 minutes walk away.

ROSSETTI GARDENS, OLD COULSDON

This MODERN (circa 1994) DETACHED HOUSE offers FOUR BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * DOWNSTAIRS CLOAKROOM * LOUNGE * STUDY * LARGE OPEN PLAN CONSERVATORY / DINING ROOM * KITCHEN * UTILITY ROOM * PARKING FOR THREE CARS * LARGER THAN AVERAGE GARDEN (for this development) providing SPACE TO EXTEND (subject to planning permission) * GAS CENTRAL HEATING * REPLACEMENT DOUBLE GLAZED WINDOWS.

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

FIRST FLOOR

MASTER BEDROOM: about 12' x 12' (3.65m x 3.65m) with twin built-in wardrobes and cupboards, radiator, door to:

EN-SUITE SHOWER ROOM: with low suite W.C. pedestal wash basin enclosed shower cubicle with electric shower radiator / towel rail, shaver point, part tiled walls, extractor fan.

BEDROOM TWO: about 10' 10" x 9' 9" (3.30m x 2.97m) with radiator built in wardrobe

BEDROOM THREE: about 9' 4" x 8' 5' minimum' (2.84m x 2.56m) (some restricted headroom) radiator, access to eaves storage space.

BEDROOM FOUR: about 11' 4" x 7' (3.45m x 2.13m) (some restricted headroom) radiator, access to eaves storage space.

FAMILY BATHROOM: with white suite, low suite W.C., pedestal wash basin with mixer tap, panelled bath with shower and shower screen, part tiled walls, radiator, shaver point, extractor fan.

LANDING: with airing cupboard with lagged hot water tank and immersion heater, trap to loft, stairs to:

GROUND FLOOR

OPEN ENTRANCE PORCH: with attractive double glazed entrance door to

ENTRANCE HALL: with radiator, cupboard under stairs.

CLOAKROOM: with low suite W.C. wash basin with mixer tap and cupboard below, radiator.

LOUNGE: about 14' x 13' 6" (4.26m x 4.11m) into bay with feature fireplace with coal effect gas fire, radiator, double aspect, dado rail.

STUDY: about 11' 4" x 8' ' (3.45m x 2.44m) with radiator

DOUBLE GLAZED CONSERVATORY / DINING ROOM: about 15' 10" x 21' 8" (4.82m x 6.60m) with 'Karndean' flooring, two radiators, French doors to garden, door to study and door to

WALK-IN STORE ROOM:

KITCHEN: about 11' 10" x 9' 6" (3.60m x 2.89m) with range of units including base units with cupboards and drawers, work surfaces, inset stainless steel sink unit with mixer tap, matching wall cupboards, Siemens electric oven and gas hob, plumbing for dishwasher, part tiled walls, inset spotlights, radiator, extractor fan, archway to:

UTILITY ROOM: with Worcester Bosch gas boiler, stainless steel sink unit with cupboard below, wall cupboard, plumbing for washing machine, part tiled walls, inset spot lights, double glazed door to garden.

ROSSETTI GARDENS, OLD COULSDON

OUTSIDE

THE GARDENS ARE about 75' max x 60' (22.84m x 18.27m) L-Shaped PLANNED TO THE FRONT, SIDE AND REAR PROVIDING SPACE TO EXTEND (subject to planning permission). Planned mainly to lawn and bordered by mature shrubs, bushes fruit trees etc. Patio. Side entrance. Two sheds. Water tap. WEST ASPECT

FRONT GARDEN: planned with parking for three cars, lawn, mature shrubs etc.

LOCAL AUTHORITY: London Borough of Croydon - BAND 'F'



Conservatory / Dining Room



Conservatory / Dining Room



Conservatory / Dining Room



Conservatory / Dining Room



Kitchen



Kitchen

ROSSETTI GARDENS, OLD COULSDON



Lounge



Bedroom



Bedroom



Bathroom



Rear Garden



Rear Garden

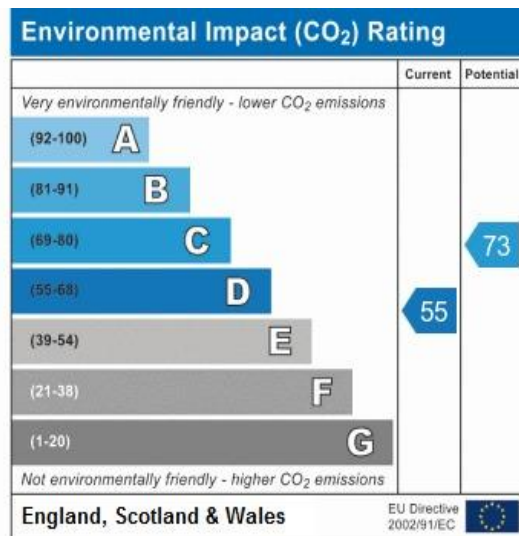
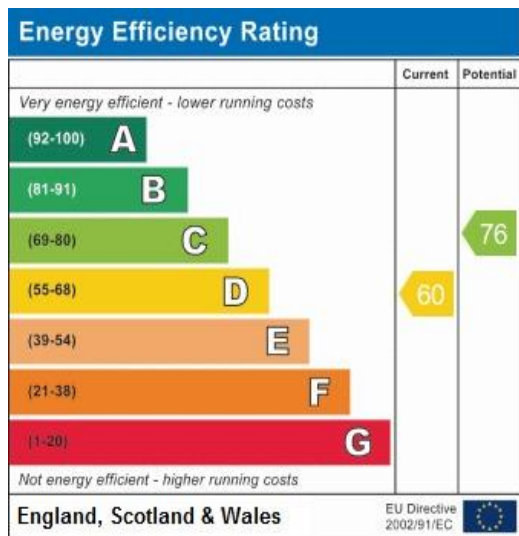
ROSSETTI GARDENS, OLD COULSDON



Rear Garden



Rear Aspect



ROSSETTI GARDENS, OLD COULSDON

Rossetti Gardens, Old Coulsdon, CR5

Approximate Gross Internal Area
136.9 sq m / 1474 sq ft



⋮ = Reduced headroom
below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate,
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