

JOHN BROWN

ESTABLISHED 1977
PROPERTY PROFESSIONALS

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**A HIGHLY APPOINTED DETACHED CHARACTER PROPERTY
IN SOUGHT AFTER LOCATION**

**COULSDON COURT ROAD, COULSDON, SURREY,
CR5 2LL**



PRICE £899,950 Freehold

Coulsdon Court Road is a well established road of fine houses which runs along the edge of Coulsdon Manor Golf Course with wide views across the surrounding area to the rear, and the house is set in a large south-west facing garden. Situated in this sought after area between Old Coulsdon and Coulsdon with Old Coulsdon offering excellent local amenities and Coulsdon offering a good choice of shops, stations, buses etc. The area is well served by schools for all ages and open spaces of Farthing Downs and Coulsdon Common are to hand. Coulsdon is well located for easy access to the M23/M25 motorways.

COULSDON COURT ROAD, COULSDON

This IMPOSING AND SPACIOUS DETACHED FAMILY HOUSE has been the subject of considerable improvement by the existing owners and offers EXCEPTIONALLY WELL APPOINTED ACCOMMODATION including SUPERB OUTSIDE ENTERTAINING FACILITIES INCLUDING A HEATED SWIMMING POOL SET IN A SECLUDED SOUTH WEST FACING GARDEN * MASTER BEDROOM WITH LARGE EN SUITE FACILITIES * FAMILY BATHROOM * CLOAKROOM * LARGE UTILITY ROOM * LOUNGE * LARGE OPEN PLAN KITCHEN / FAMILY / DINER with BI-FOLD TO BALCONY AND SWIMMING POOL * STUDY / RECREATION ROOM * GAS CENTRAL HEATING * DOUBLE GLAZED * LANDSCAPED GARDEN * PARKING FOR SEVERAL CARS.

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

GROUND FLOOR

SPACIOUS ENTRANCE HALL: with bespoke oak entrance doors, fitted shoe racks, concealed radiator, cupboard under stairs

CLOAKROOM: with low suite W.C., wash basin with cupboard below, fully tiled walls

UTILITY ROOM: about 10' 10" x 10' 5" (3.30m x 3.17m) with fitted base and wall cupboards, work surfaces, stainless steel sink unit, plumbing for washing machine, cupboard housing Worcester gas boiler, door to garden, ceramic tiled floor.

LOUNGE: about 17' 5" x 12' max (5.30m x 3.65m) with feature fireplace, radiator, French doors to family room

OPEN PLAN KITCHEN / FAMILY AND DINING ROOM: overall about 27' max x 24' max (8.22m x 7.31m)

KITCHEN / FAMILY AREA: with fitted gloss style units, base units, cupboards and drawers, quartz work surfaces, wall cupboards, inset stainless steel sink with mixer tap, SMEG stainless steel stove and stainless steel extractor above, bi-fold doors to **SUN BALCONY**

DINING ROOM: with two concealed radiators, fitted study furniture, staircase to:

LOWER GROUND FLOOR

STUDY / RECREATIONAL ROOM: about 19' x 10' 10" ('L' shaped) (5.79m x 3.30m) with fitted study furniture, concealed radiator, French doors to garden

FIRST FLOOR

MASTER BEDROOM: about 18' 2" max x 10' 2" (5.53m x 3.10m) with French doors to 'JULIETTE' style balcony with FINE VIEWS, radiator, inset spotlights, fitted wardrobe and storage cupboards, sliding door,

EN SUITE BATHROOM: with white suite, jacuzzi bath, walk in shower, twin basin vanity unit, W.C., with concealed cistern, ceramic tiled walls, extractor fan, spotlights, shaver point.

BEDROOM TWO: about 16' 8" max x 11' 3" (into cupboards) (5.08m x 3.43m) with range of fitted wardrobes and storage cupboards, radiator.

BEDROOM THREE: about 10' 7" x 9' 7" (3.22m x 2.92m) with fitted bedroom furniture including wardrobe and storage cupboards, dressing table unit, concealed radiator

BEDROOM FOUR: about 10' 6" x 7' 10" (3.20m x 2.39m) with fitted wardrobe cupboard, cupboard housing lagged hot water tank

FAMILY BATHROOM: with white suite, 'stand alone bath', low suite W.C., walk in shower, wash basin with cupboard below, radiator/towel rail, fully tiled walls

LANDING: with trap with ladder access to loft, built in linen cupboard.

COULSDON COURT ROAD, COULSDON

OUTSIDE

THE REAR GARDEN IS AN OUTSTANDING FEATURE OF THE PROPERTY BEING IDEAL FOR ENTERTAINING HAVING BEEN LANDSCAPED WITH HEATED SWIMMING POOL, COCKTAIL BAR, 'GOLF RANGE' etc.

SEPARATE GARDEN ROOM: about 16' 7" x 12' (5.05m x 3.65m): enjoying a **SOUTH WEST ASPECT** and planned with lawn, shrubs, mature hedges, decked areas, ornamental pond, side entrance, garden shed, storage areas (housing pool heater and equipment).

FRONT GARDEN having been landscaped with **EXTENSIVE BLOCK PAVED DRIVEWAY**, wrought iron gates, raised area with ornamental shrubs etc.

GARAGE: with up and over door.

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



Entrance Hall



Entrance Hall



Lounge



Family Room / Kitchen / Diner

COULSDON COURT ROAD, COULSDON



Family Room / Kitchen / Diner



Family Room / Kitchen / Diner



Family Room / Kitchen / Diner



Family Room / Kitchen / Diner



Study



Master Bedroom

COULSDON COURT ROAD, COULSDON



En-Suite Bathroom



Bedroom



Bedroom



Bedroom



Family Bathroom



Garden

COULSDON COURT ROAD, COULSDON



Garden



Garden



Garden



Garden



Garden



Garden

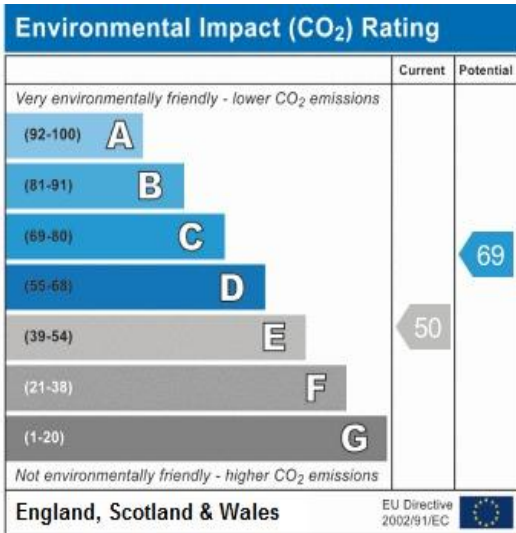
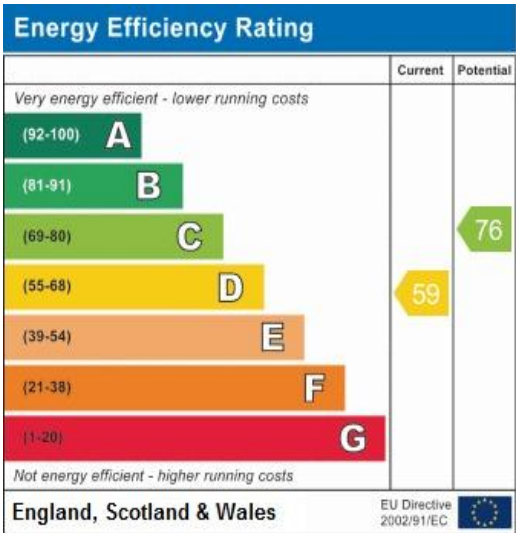
COULSDON COURT ROAD, COULSDON



Garden



Rear Aspect



COULSDON COURT ROAD, COULSDON

Coulsdon Court Road, Old Coulsdon, CR5

Approximate Gross Internal Area (Excluding Garage)
194.6 sq m / 2095 sq ft

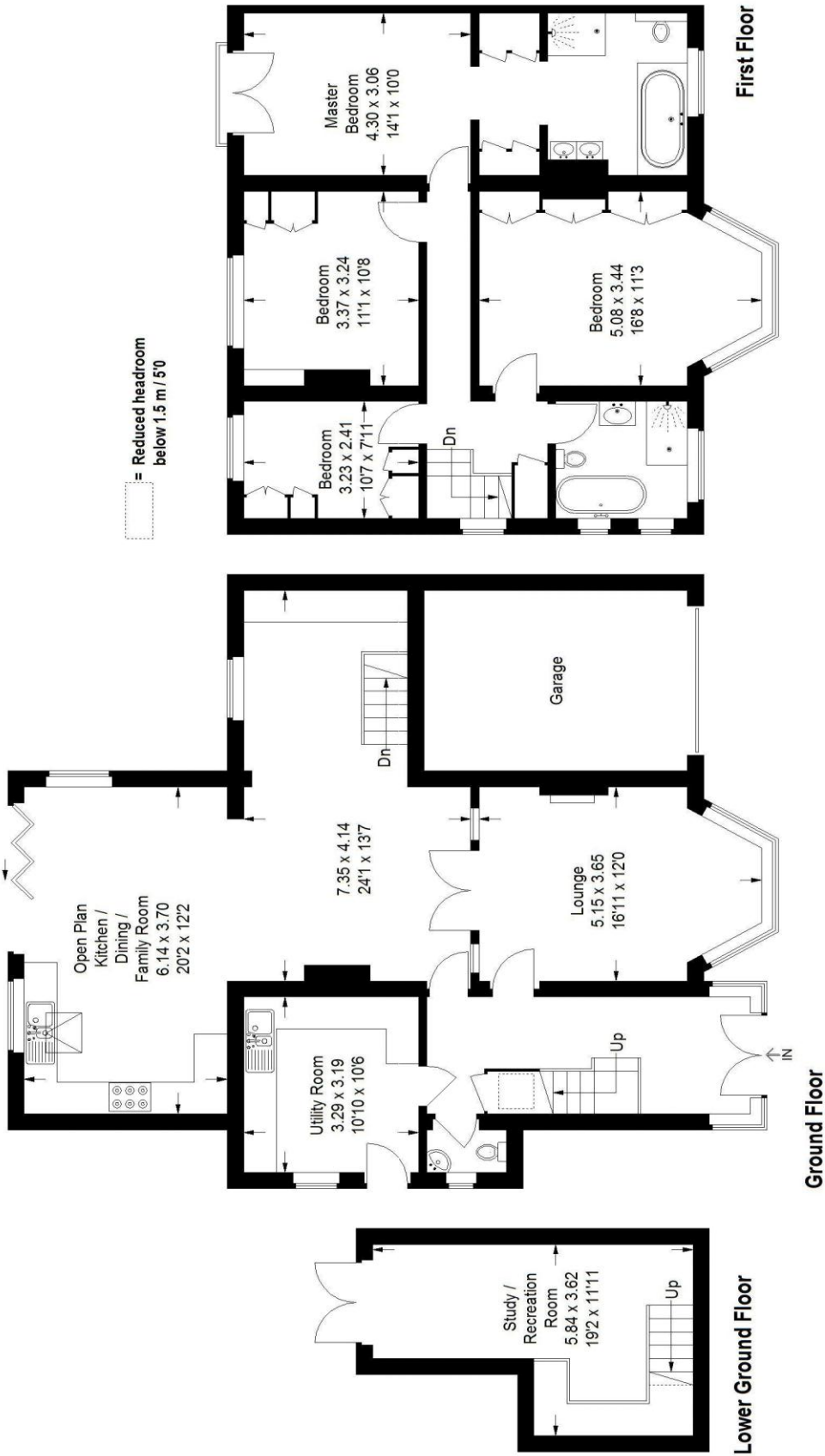


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