

JOHN BROWN

ESTABLISHED 1977
PROPERTY PROFESSIONALS

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AN ATTRACTIVE DETACHED FAMILY HOUSE ON THE MUCH SOUGHT AFTER 'POETS ESTATE'

**STANLEY CLOSE, OLD COULSDON,
SURREY, CR5 2LN**



PRICE £695,000 Freehold

Situated on completely LEVEL ground on this very popular development of detached houses built by Bryant Homes about 24 years ago known locally as The Poets Estate. Conveniently situated within level walking distance of Old Coulsdon village offering excellent local amenities including shopping parade, choice of churches, park, library etc. The area offers an excellent choice of Schools including Coulsdon College. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs and Coulsdon Common and Coulsdon is ideally placed for easy access to the M23 / M25 motorways.

STANLEY CLOSE, OLD COULSDON

THIS ATTRACTIVE DETACHED HOUSE offers * **FOUR BEDROOMS** * **ENSUITE TO MASTER BEDROOM** * **REFITTED FAMILY BATHROOM** * **DOWNSTAIRS CLOAKROOM** * **FITTED KITCHEN** * **UTILITY ROOM** * **GAS CENTRAL HEATING** * **DOUBLE GARAGE** * **ALMOST NEW (2016) UPVC REPLACEMENT WINDOWS, DOORS, SOFFITS AND GUTTERS** * **CAVITY WALL INSULATION**

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

GROUND FLOOR

ENTRANCE HALL: with radiator, oak flooring.

CLOAKROOM: with half tiled walls, low suite W.C., wash basin, radiator.

STUDY OR DINING ROOM: **about: 11' 4" x 9'(3.45m x 2.74m)** with bespoke 'Hammond' study furniture, radiator, oak flooring.

LOUNGE: **about: 19' x 11' 4" (5.79m x 3.45m)** with double aspect French doors to rear garden, feature fireplace with fitted coal effect gas fire, two radiators, oak flooring.

FITTED KITCHEN / BREAKFAST ROOM: **about: 11' 3" x 9' 6" (3.43m x 2.89m)** with range of attractive units including base units, with cupboards and drawers, inset stainless steel sink unit with mixer tap, work surfaces, "Neff" integrated dishwasher, fitted range style stove with six burner gas hob, two electric ovens, extractor hood, larder cupboard, wall cupboards, part tiled walls, radiator, inset spotlights, ceramic tiled floor, door to garden.

UTILITY ROOM: **about: 6' 2" x 6' 3" (1.88m x 1.90m)** with matching kitchen units, stainless steel sink unit with mixer tap, including "Neff" integrated fridge/freezer and "Neff" washing machine, Potterton gas boiler, radiator, inset spotlights, ceramic tiled floor, door to garden.

FIRST FLOOR

GALLERIED LANDING: with pull down ladder to loft, airing cupboard with lagged hot water tank and immersion heater.

MASTER BEDROOM: **about: 12' 1" x 11' 8" (3.68m x 3.55m)** with range of fitted wardrobe and storage cupboards etc, radiator, door to

EN-SUITE SHOWER ROOM: with low suite W.C., pedestal wash basin, enclosed shower cubicle with independent shower, radiator, extractor fan, part tiled walls, shaving point.

BEDROOM TWO: **about: 11' 7" x 8' 7" (3.53m x 2.61m)** with custom built fitted wardrobes with storage, radiator.

BEDROOM THREE: **about: 9' 7" x 7' 3" (2.92m x 2.21m)** with custom built fitted wardrobes with storage, radiator.

BEDROOM FOUR: **about: 9' 8" x 6' 8" (2.94m x 2.03m)** with custom built fitted wardrobes with storage, fitted chest of drawers, radiator.

FAMILY BATHROOM: with white suite comprising W.C. with concealed cistern, inset wash basin with mixer tap, built-in storage cupboard, shaped bath with hand shower, shower screen and independent shower, matching wall cupboards, fully tiled walls, complimentary flooring, vanity shelf, shaving point, inset spotlights, extractor fan, radiator/towel rail, inset fitted mirror.

OUTSIDE

FRONT GARDEN: laid to lawn with driveway, providing off street parking.

DOUBLE GARAGE **about: 16' 4"max x 18' 1"max (4.97m x 5.51m)** with twin up and over doors (one electrically operated) power and light, door to rear garden.

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REAR GARDEN: about: 63" x 34' (19.19m x 10.36m) being level and well secluded, simply planned with lawn, shrubs, patio, side entrance, door to garage.

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

Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract. **Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. **Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



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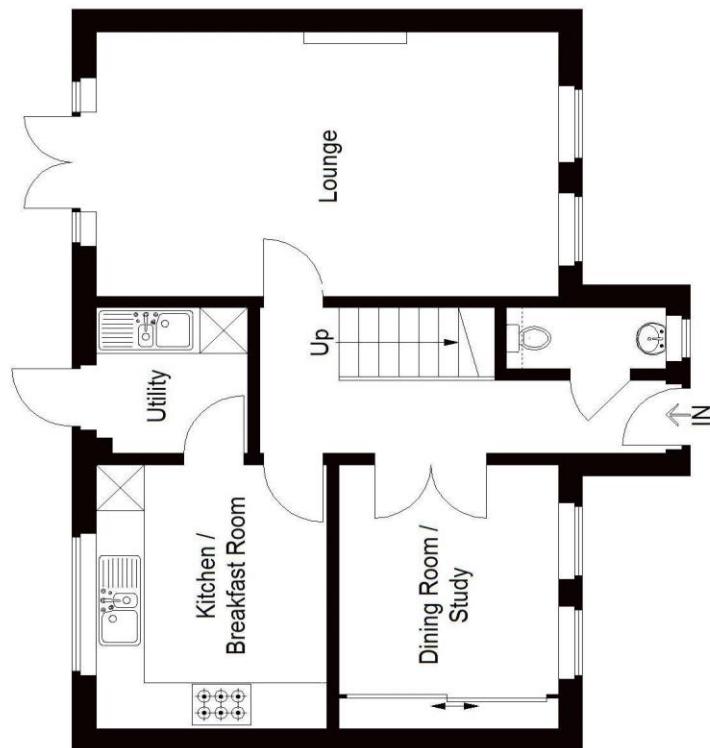
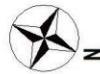
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Stanley Close, Old Coulsdon, CR5

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Approximate Gross Internal Area
111.29 sq m / 1198 sq ft



Ground Floor

First Floor



 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID415652)