

# JOHN BROWN

ESTABLISHED 1977  
**PROPERTY PROFESSIONALS**

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**A TRULY IMPECCABLE FIVE BEDROOM DETACHED HOUSE WITH  
MATURE LEVEL LANDSCAPED GARDENS IN CENTRAL LOCATION**

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



**PRICE £895,000 Freehold**

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

A charming and impeccably presented **DETACHED FAMILY HOUSE** with an abundance of character alongside many high specification features and benefitting from **THREE RECEPTION ROOMS, CONTEMPORARY, WELL FITTED KITCHEN AND BREAKFAST ROOM, UTILITY ROOM, DOWNSTAIRS W.C., FIVE BEDROOMS INCLUDING IMPRESSIVE MASTER BEDROOM WITH PRIVATE EN-SUITE** as well as **FAMILY BATHROOM, STORAGE CUPBOARD AND LOFT SPACE**. This must be seen home has **120ft LEVEL AND SECLUDED REAR GARDEN WITH SUMMER HOUSE**. The property is set well back from the road with a large driveway with off street parking for numerous cars.

This highly desirable house is only a short level walk from the picturesque village of Old Coulsdon offering excellent local amenities including shopping parade, choice of churches, library and Grange Park. The area is well served for local schools and transport links and Old Coulsdon is surrounded by some delightful green belt country side. Coulsdon town also offers comprehensive facilities and a choice of stations and is ideally placed for easy access to the M23/ M25 motorways.

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

### **GROUND FLOOR**

**ENTRANCE PORCH:** with double glazed leaded light door and surrounding windows, traditional door with obscured stained glass, door to

**SPACIOUS ENTRANCE HALL:** about 17' 1" max x 14' 10" (5.20m x 4.52m) a spacious and inviting entrance hall with stairs to first floor, parquet flooring, radiators, coving, telephone point, thermostat, video entrance system, alarm, windows to front, doors to cupboard storage,

**DINING ROOM:** about 17' 11" x 13' (5.46m x 3.96m) with traditional fireplace with tile and wooden surround, radiator, coving, ceiling rose, parquet flooring, video entrance system, double aspect windows to front and side (stud wall with potential to through to STUDY)

**LIVING ROOM:** about 17' 11" x 12' 10" (5.46m x 3.91m) with parquet flooring, radiator, coving, ceiling rose, wall lights, double door to Breakfast Room and door to

**STUDY:** about 11' 6" max x 11' 5" max (3.50m x 3.48m) with parquet flooring, radiator, coving, windows to side, ceiling rose, views to rear garden.

**BREAKFAST / SUN ROOM:** about 22' 2" x 8' 10" (6.75m x 2.69m) great additional space with two patio doors to rear garden, windows to side, parquet flooring, coving, spot lights, vertical feature radiator, opening to

**CONTEMPORARY KITCHEN:** about 19' 10" x 13' (6.04m x 3.96m) immaculately presented, fitted wall and base units with drawers and storage, central breakfast island, granite work surfaces, complimentary built-in dresser with display cabinets, inset sink with drainer and mixer tap, fitted wine fridge, dishwasher, alcove space for Aga, part tiled, vertical feature radiator, Velux windows, coving, spotlights, tiled floor, door to lean-to cupboard, door to cupboard.

**STORAGE ROOM:** with door to side access and cupboard storage space.

**UTILITY ROOM:** about 9' 8" x 8' 4" (2.94m x 2.54m) with a range of complimentary cupboards, drawers and storage, wooden block work tops, space for appliances, tiled splash-back, spotlights, door to

**BIKE / GARAGE STORE:** about 10' x 6' 10" (3.05m x 2.08m) with up and over door, housing boiler with power and light.

**DOWNSTAIRS W.C.** with push button low level W.C., wall mounted hand basin, with mixer tap, tiled splash-back, coving, tiled floor, obscured window.

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### **FIRST FLOOR**

**LANDING:** with cupboard housing immersion tank.

**MASTER BEDROOM:** about 17' 9" x 12' 7" (5.41m x 3.83m) with window to rear, radiator, fitted deep cupboard, door to understairs cupboard, thermostat, door to

**EN-SUITE SHOWER ROOM:** about 8' 11" x 5' 8" (2.72m x 1.73m) with double walk-in shower cubicle with concealed power shower and monsoon shower head, glass shower screen, tiled, push button low level W.C., pedestal wash hand basin with tiled splash-back, radiator / heated towel rail, spotlights, extractor and obscured window to rear.

**BEDROOM THREE:** about 17' 11" max x 12' 11" max (5.46m x 3.93m) with windows overlooking the rear, radiator, coving, spotlights, built-in cupboard.

**BEDROOM FOUR:** about 13' 10" x 10' (4.21m x 3.05m) with leaded light window to front, radiator, door to cupboard storage.

**BEDROOM FIVE:** about 13' 9" x 8' (4.19m x 2.44m) with window to front, radiator, coving, door to cupboard

**FAMILY BATHROOM:** about 7' 10" x 8' 4" (2.39m x 2.54m) immaculately presented with enclosed curved shower cubicle with concealed power shower and ceiling monsoon shower head, high specification panelled jacuzzi bath with fitted controls, wall mounted T.V., push button low level W.C., wall mounted wash hand basin with tiled splash-back, heated towel rail, part tiled, spotlights and obscured windows to side.

### **SECOND FLOOR**

#### **WITH STAIRCASE LEADING TO**

**LARGE 'L' SHAPED BEDROOM TWO:** about 23' 3" max x 17' 5" max (7.08m x 5.30m) an impressive suite comprising sleeping and sitting area, leaded light windows to front, Velux windows, spotlights, radiator, fitted cupboard and eaves storage, telephone, T.V. point, door to

**EN-SUITE SHOWER ROOM:** about 7' max x 4' 8" max (2.13m x 1.42m) with enclosed shower cubicle with power shower and monsoon shower head, push button low level W.C., wall mounted wash basin with mixer tap, tiled splash-back, heated towel rail, Velux windows.

**LOFT STORAGE:** about 11' x 9' 3" (3.35m x 2.82m) with separate walk-in access, boarded with power and light.

### **OUTSIDE**

**FRONT GARDEN:** with imposing paved driveway, access to off street parking for numerous cars, wall surround, hedge and shrub surround, gates to side access, lighting.

**MATURE REAR GARDEN extending to about 120' (36.55m)** a truly impressive level and mature garden with patio area, level lawn, landscaped gardens with hedge, flower borders and trees, unique and gated access directly onto Coulsdon Manor Golf Course. The garden also benefits from a well built summerhouse, with power, light and heating, storage cupboards and private patio seating area.

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



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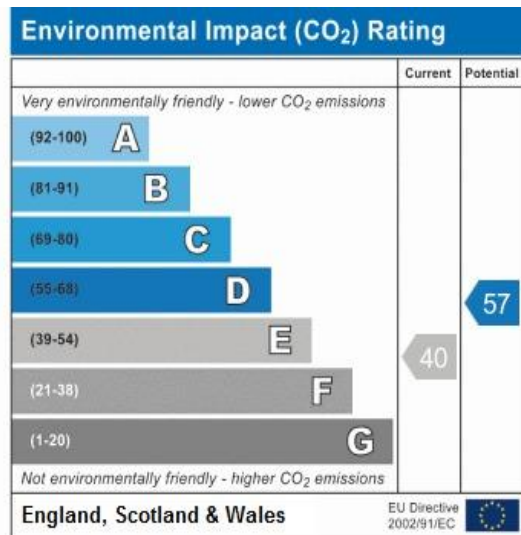
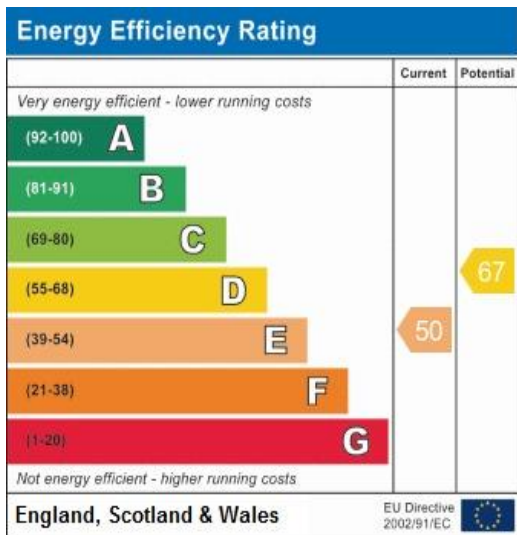




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Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract. Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. Services: 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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