

Kennedys'

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5, High Oaks Close
Coulsdon
CR5 3EZ

An impressive five-bedroom detached family home, built by Safran Homes in 2011 located on the edge of Chipstead village with excellent commuter links into London, available beginning August 2024 as unfurnished.

£5,950 Per
Month



5



4



4



2



- Five bedroom detached family home
- Kitchen/living area opening to rear garden
- Primary bedroom suite with dressing room and en-suite
- Double garage and off street parking
- Available Beg of August
- Accommodation over three floors
- Two Reception rooms
- 5 Bathrooms
- Enclosed Rear Garden
- EPC Rating C



PROPERTY DESCRIPTION

Having originally been the selling agents of this stylish gated development when it was launched in 2011, we are of course delighted to bring this impressive five bedroom detached property, built by Safran Homes to the rental market

The external elevation offers shades of eras gone by, and yet also hints at the contemporary nature of the internal features, all of which becomes more instantly apparent upon entering the reception hall. With accommodation lying over three floors, the entry level provides a large lounge which takes the width of the house and looks over the landscaped gardens. In addition, there is a cloakroom, study, bedroom five and modern shower room. Stairs rise to the upper level, on which can be found four further bedrooms, including the primary suite with dressing room and luxury shower room, en-suite to bedroom two with Jack and Jill shower room to bedrooms three and four.

To the lower level, can be found a stunning open plan kitchen/dining/family room area, with triple doors to the rear garden, a range of contemporary kitchen units by Siemens, central island and access to a utility room, built-in wine cellar and cloakroom.

Some of the many features of the specification include under floor heating, double glazed windows throughout, Villeroy and Boch sanitary ware, porcelain floor tiles, down lighters, integrated home entertainment system with ceiling speakers and much more.

Externally the property enjoys the benefits of a large driveway giving access to an integral double garage and flanked by front lawns and paths to front door and side access. To the rear, the gardens have been landscaped to provide an entertaining area with sundeck and paved patio, a stylish and easily maintained compilation to reflect modern family living.









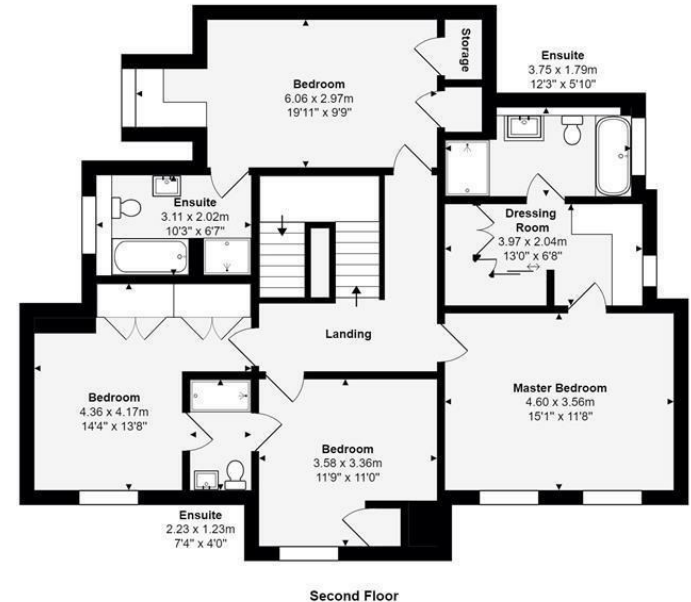
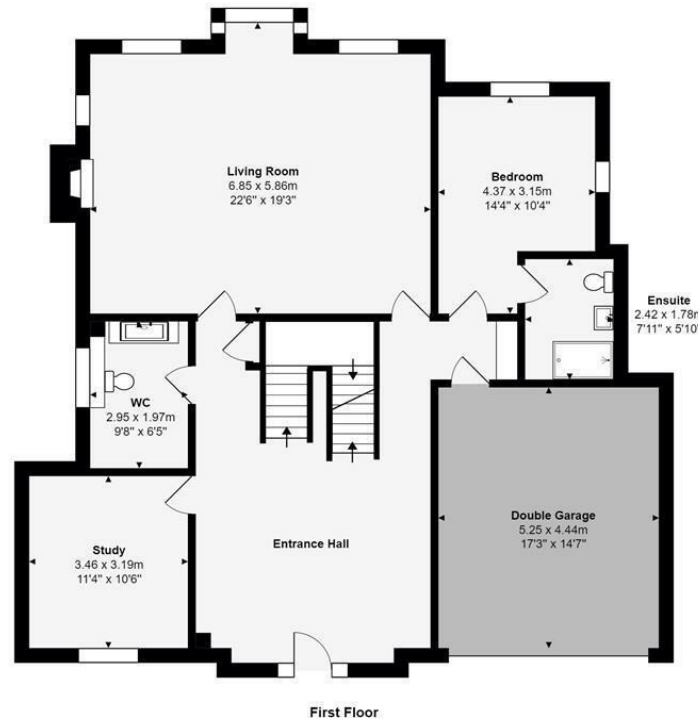
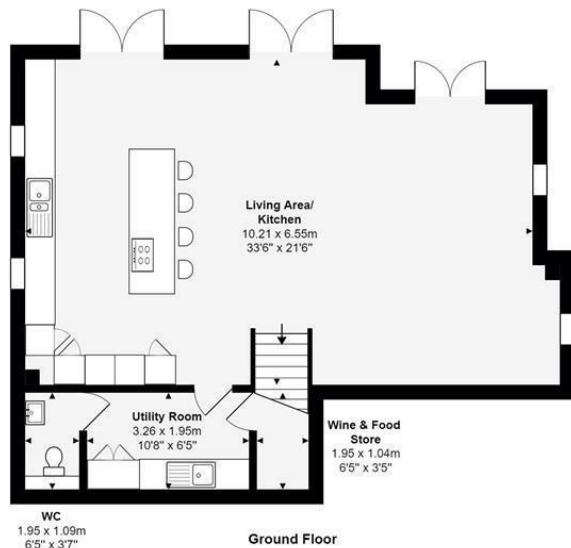
PROPERTY DESCRIPTION

The property is supplied by mains electricity, Gas and water.

The property is available from beginning August 2024 and is unfurnished
Council Tax Band: G - Corydon Council

The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. Further afield there is racing at Epsom and golf at Chipstead, Walton Heath, Kingswood and Woodcote Park. There are excellent commuter routes available, A23, A217, M23, M25 whilst Chipstead Station provides reliable commuter links to London, with faster links available at nearby Coulsdon South. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafes and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.

The area is particularly well served with both state and independent schools for all ages including Aberdour, Whitgift, City of London Freemans, Epsom College, Woldingham Girls School, Dunottar and Reigate Grammar to name but a few. The White Hart and The Ramblers Rest public houses, are two local establishments with well-earned reputation for delicious food and drink whilst the Back to Nature Farm Shop at Shabden Park Farm is an 'assured farm' that sells their own meat to our local area.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
172 plus) A	
(81-91) B	79
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

High Oaks Close, Coulsdon

Total Area: 313.4 m² ... 3374 ft²

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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If you would like to arrange a viewing, please call a member of the Kennedys lettings team on 01737 817718

TENURE: Freehold
 EPC RATING: C
 COUNCIL: Croydon
 TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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