

Kennedys'

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kennedys-ipa.co.uk  
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off, Homefield Road  
Coulsdon  
CR51FG

A beautifully presented three  
bedroom family home  
located in a quiet residential  
close.

£2,750 PCM



3



1



2



2

- 3 bedroom family home
- primary bedroom with ensuite
- car port and additional driveway parking
- pets considered

- living/ dining area opening onto the garden
- available now
- EPC rating B
- unfurnished







# PROPERTY DESCRIPTION

Welcome to Melville-Lee Gardens, a stunning architecturally designed home available for rent, nestled in a peaceful private close on the northern edge of Coulsdon Common. This beautifully crafted residence offers an ideal blend of contemporary living and natural serenity, providing an exceptional rental experience in a truly exclusive setting.

Stepping inside, the ground floor unfolds with a thoughtfully designed layout that balances style and practicality. The modern kitchen is finished with high-quality appliances and sleek worktops, creating the perfect space for cooking and entertaining. The spacious sitting and dining room is flooded with natural light offering an inviting atmosphere for relaxing or hosting. A convenient downstairs bathroom adds to the practicality of the home.













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Heading upstairs, you'll find three well-proportioned bedrooms, each designed with comfort in mind. The primary bedroom features en-suite bathroom. The two additional bedrooms offer flexible space for family and guests. A further family bathroom completes the first floor.

Outside the property benefits from a carport as well as additional parking spaces. The location of Melville-Lee Gardens is perfect for those who want a peaceful and private lifestyle while still having access to everything they need. Situated just a short walk from local amenities, excellent schools and transport links, this home is ideally positioned for easy commutes and daily conveniences.

## Material information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Council Tax Band: F

EPC Rating: B

Flood Risk: Very Low Risk

Broadband: Ultrafast

Mobile Phone Availability: Likely: Three, & O2 Limited: EE & Vodafone

Other Information: Ask The Agent

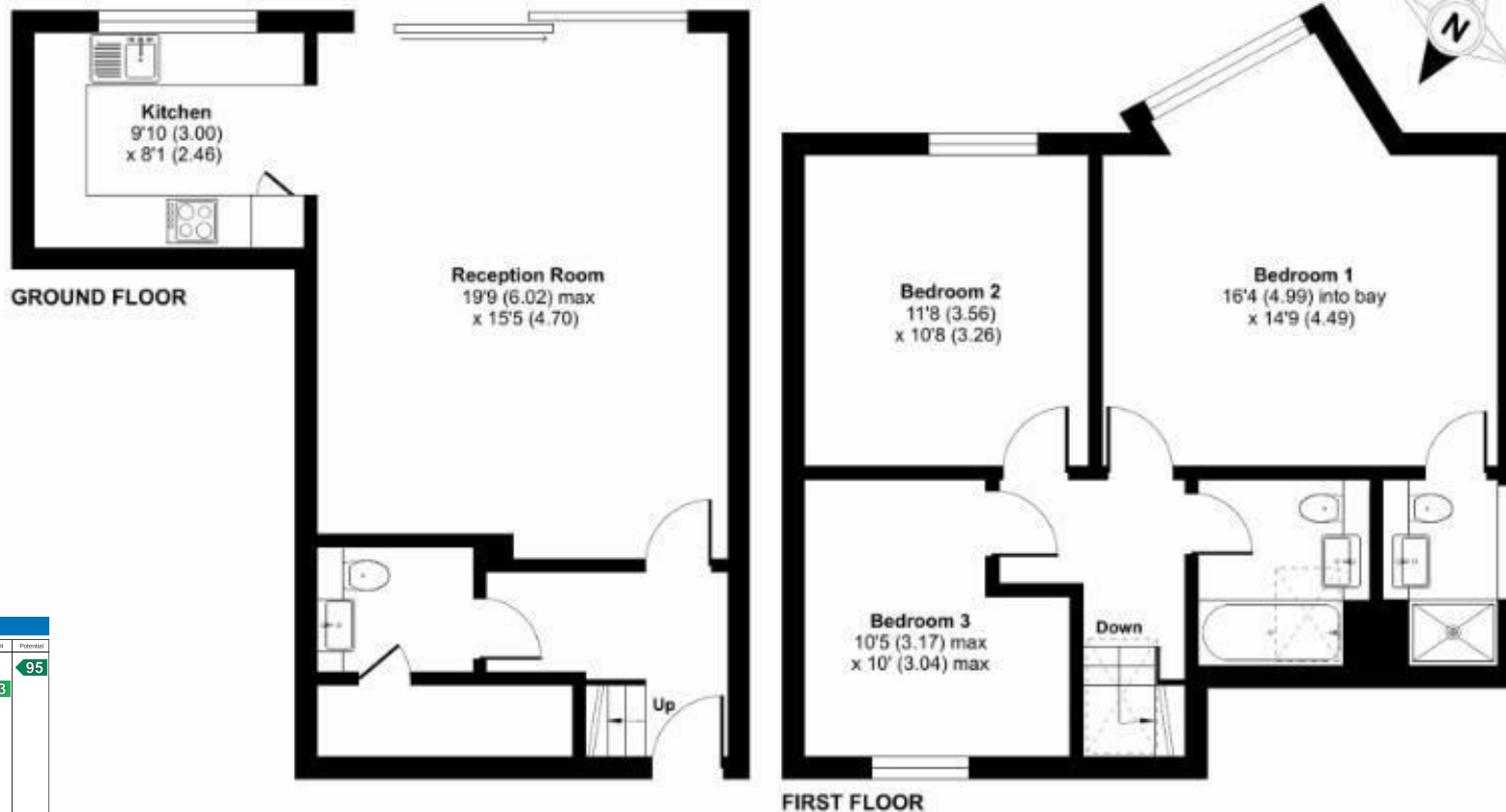
For further information please contact a member of our Lettings Team on 01737817718



## Melville Lee Gardens, Coulsdon, CR5

Approximate Area = 1077 sq ft / 100 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Mid energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

# Homefield Road

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

EPC RATING: B  
COUNCIL: Croydon  
TAX BAND: F

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