

Kennedys'

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219, St. Andrews Road
Coulsdon
CR5 3HN

This charming three-bedroom semi-detached cottage offers the perfect blend of character and modern luxury. Set behind a private brick-paved forecourt, it features stylish open plan living, a high-spec kitchen and bathroom, and beautifully finished interiors throughout. With three bedrooms, a low-maintenance garden, raised terrace, and versatile garden studio, this is an elegant first home with timeless appeal.

£560,000



3



1



1



2



- Charming three-bedroom semi-detached cottage
- High-spec modern kitchen with triple oven
- Versatile garden studio ideal for office or hobby space
- Open-plan kitchen/dining/living space
- Beautiful interiors including herringbone flooring and shutters
- Viewing by appointment only



PROPERTY DESCRIPTION

If you were to draw a picture of what your perfect first house might look like, there's a good chance it would look very similar to this; a pretty, rendered, bay fronted 3 bedroom semi detached cottage, laying back behind a private brick paved forecourt and promising the perfect combination of character, charm and the very highest level of modern living.

Once through the front door, the clever layout doesn't give everything away, with stairs rising to the first floor whilst a flank wall disguises the open plan kitchen/dining/sitting room area that awaits you, beyond which lies a utility/boot room, whilst to the first floor are two good size double and one single bedroom, together with a modern family bathroom.

From older style radiators, herringbone style flooring, downlighters, traditional style radiators, and wooden shutters, not to mention modern luxury fitted kitchen with triple oven and fully tiled luxury bathroom, and double glazed windows, this is a cottage that has a lot to offer, all finished off with beautiful décor and colour tones.

Outside boasts a raised terrace with steps leading down to the artificial garden, patio and a garden studio which is ideal as a multi purpose space.







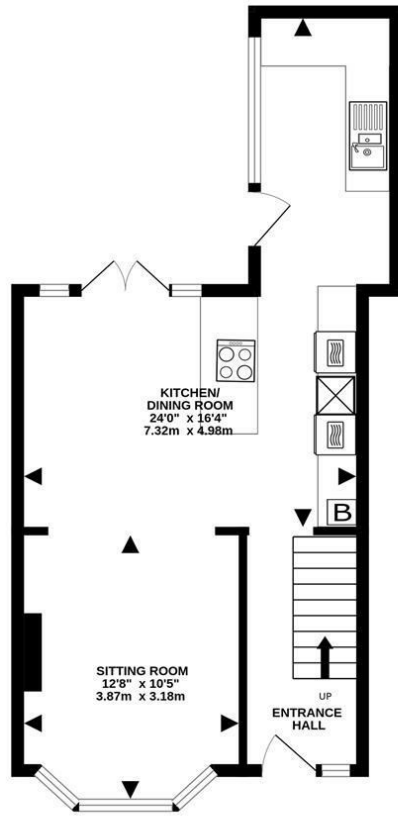


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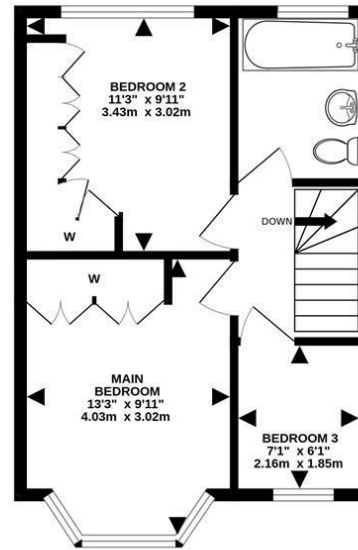
The village of Chipstead is a beautiful location surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. Further afield there is racing at Epsom and golf at Chipstead, Walton Heath, Kingswood and Woodcote Park. There 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.

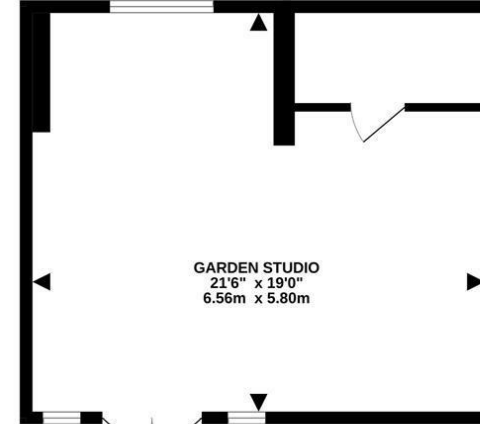
For more information or to arrange a viewing, please don't hesitate to contact the sales team on 01737 817 718.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



GARDEN STUDIO
399 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TENURE: Freehold
EPC RATING: D
COUNCIL: Croydon
TAX BAND: D

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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