




Outwood Lane, Coulsdon, Surrey CR5 3NA
Asking Price £1,100,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT An opportunity to acquire a sympathetically extended FOUR BEDROOM DETACHED FAMILY HOME in the heart of Chipstead Village. All is within easy reach of good local schools, local shops and Chipstead mainline station with direct rail services to London. Large South East facing garden and block paved driveway providing OFF-STREET PARKING for THREE VEHICLES. Gas central heating and leaded light double glazing throughout. VENDORS SUITED

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	











PORCH

Accessed via double opening French doors, exposed brick and white render with double glazed leaded lights on either side and central feature light. Giving access to the:

FRONT DOOR

With stain glass window to the side, giving access through to the:

ENTRANCE HALL

Laminate flooring. Concealed radiator. Stairs rising to the first floor. 2 x understairs storage cupboards one housing the fuse board and the other used as a cloaks cupboard and storage. Alarm control panel.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and cupboard above. Downlight.

OPEN PLAN KITCHEN/DINING AREA

RE-FITTED KITCHEN

Re-fitted in the last two years to a very high standard. A comprehensive range wall and base kitchen units. Granite work tops. Integral fridge and freezer. Stainless steel sink with mixer tap plus a Quooker hot water tap. Peninsula providing seating for four people. 2 x double electric fan ovens. Five ring induction hob with extractor fan above. Plinth lighting. Downlighters. Double glazed leaded light windows to the rear. Rear door giving access to the rear garden. Laminate flooring.

DINING AREA

Double glazed leaded light windows to the front. Continuation of the laminate flooring. Radiator. Downlighters. Coving. Central feature light.

LIVING ROOM

Accessed via double opening part glazed doors. Double aspect room with double glazed leaded light windows to the front and to the rear. Leaded light double glazed French doors with steps down to the rear garden. Feature fireplace with marble surround. Recess housing the TV position (potential to add a media wall). 2 x chandelier feature lights. Chrome lights. 2 x chrome feature radiators. Opening through to the:

STUDY AREA

Coving. Central feature light. Radiator. Access to the garage. Access to the conservatory. Access to the: utility area.

UTILITY AREA

Part tiled. Cupboards for storage. Spaces for washing machine and tumble dryer.

CONSERVATORY

Accessed via double opening leaded light French doors. Part brick built with the remainder double glazed windows. New roof fitted approximately 2-3 years ago. Double glazed French doors giving access to the rear garden. Radiator. Engineered oak wood flooring. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a split staircase with attractive wooden balustrade. Coving. Downlighters. Access to loft with pull down ladder and fully boarded.

MASTER BEDROOM

Juliet balcony to the rear overlooking the rear garden. Radiator. Coving. Downlighters. Space for fitted/ freestanding wardrobes.

EN-SUITE SHOWER ROOM

Large shower with a rainfall shower head and glass divide. Heated towel rail. Obscured double glazed leaded light windows. Low level WC. Wash hand basin with mixer tap and cupboards below and above. Tiled splashback. Tiled floor. Downlighters. Extractor fan. Underfloor heating.

BEDROOM TWO

Double glazed leaded light bay window to the rear overlooking the rear garden. Radiator. Fitted wardrobes. Coving. Downlighters.

BEDROOM THREE

Double glazed leaded light bay window to front. Range of fitted wardrobes. Radiator. Coving. Downlighters.

BEDROOM FOUR

Double glazed leaded light bay window to the front. Currently used a dressing area. Space for wardrobe. Central feature light. Radiator.

FAMILY BATHROOM

Fully tiled. Bath. Enclosed shower cubicle with rainfall showerhead. Heated towel rail. Low level WC. Wash hand basin with mixer tap and storage below and above. Obscured double glazed window to the rear. Underfloor heating.

OUTSIDE

FRONT

There is a brick paved driveway to the front providing off street parking for three vehicles with shrub borders. Access to the:

INTEGRAL GARAGE

Electric roller door to the front. Carpeted. Plenty of storage above and along one side. Housing the Megaflo boiler system unit. Lighting.

REAR GARDEN

36.58m x 15.24m (120 x 50)

Granite tiled patio area. Hot tub (seats 8). Side access to the front. Outside tap. Outside lighting. Outside security camera system. Steps down to the cellar/basement. Glass balustrade with steps leading to the remainder of the garden with an outdoor kitchen area with outdoor fridge, freezer, pizza oven and grill and composite grey decking. Blocked pathway leads to the end of the garden to a further York stone patio area giving access to the log cabin with storage. Central Beech tree. Large shed. An array of herbaceous areas.

LOG CABIN

Accessed via bi-fold doors to the front. Laminate flooring. Power and light. Suitable for home gym, office etc.

CELLAR/BASEMENT

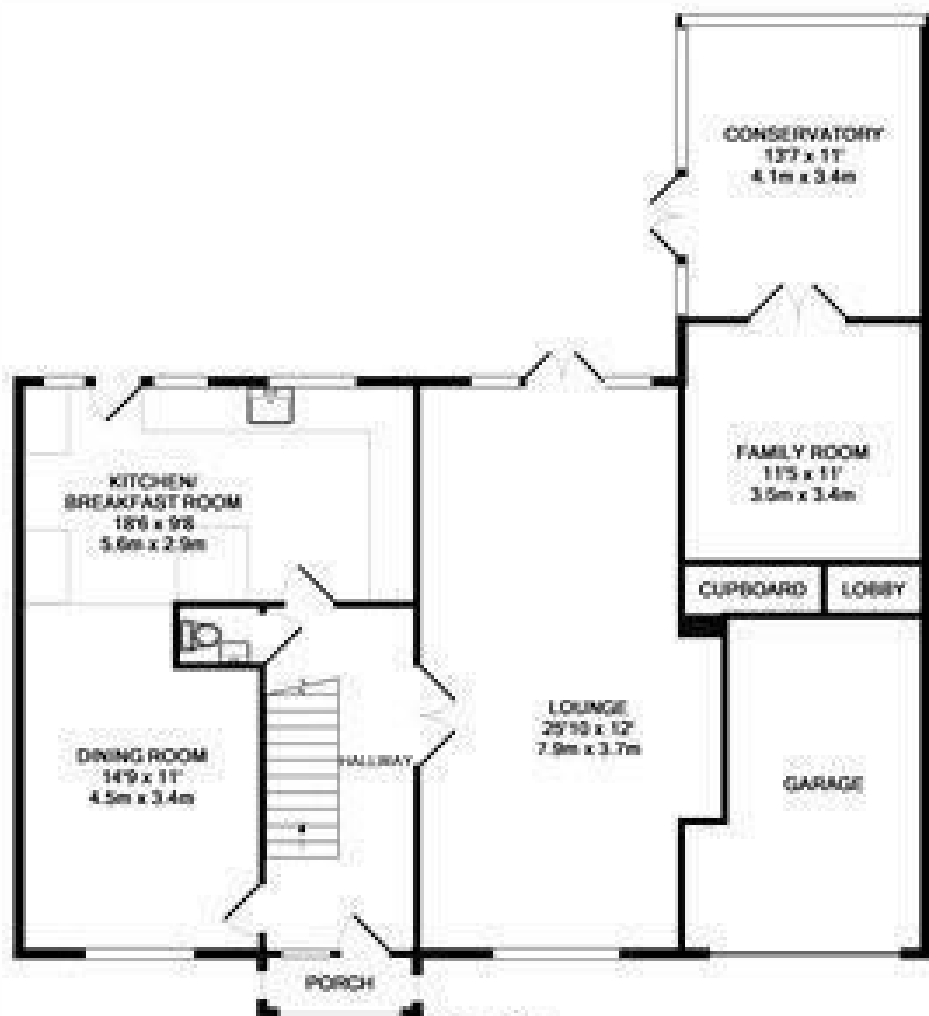
Generous size with power and lighting.

COUNCIL TAX

Band F



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



GROUND FLOOR
APPROX. FLOOR
AREA 116.1 SQ.M.
(1058 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.3 SQ.M.
(811 SQ.FT.)

TOTAL APPROX. FLOOR AREA 192.0 SQ.M. (2068 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Drawn with Metretrac 2000.

