



High Oaks Close, Coulsdon, Surrey
Asking Price £1,250,000 - Freehold



**WILLIAMS
HARLOW**











In the enviable and prestigious High Oaks Close development, Chipstead, this stunning detached house offers an exceptional living experience. Built in 2011, the property boasts a modern design and is situated within a gated exclusive development, ensuring both privacy and security for its residents.

With five spacious bedrooms and four well-appointed bathrooms, this home is perfect for families seeking comfort and convenience. The three reception rooms provide ample space for relaxation and entertainment, making it an ideal setting for gatherings with family and friends.

The elevated position of the property not only enhances its aesthetic appeal but also offers delightful views of the surrounding area. The beautifully landscaped grounds create a serene outdoor environment, perfect for enjoying the fresh air or hosting outdoor activities.

Parking is a breeze with space for up to five vehicles, a rare find in such a desirable location. nearby Coulsdon is known for its excellent local schools and transport links, making this property an ideal choice for families and commuters alike.

In summary, this remarkable home in High Oaks Close combines modern living with a tranquil setting, making it a perfect sanctuary for those looking to enjoy the best of both worlds. Don't miss the opportunity to make this exquisite property your own.

VENDOR SUITED

FRONT DOOR

Part glazed front door with windows either side under large fantail window above under a full height tiled canopy, giving access through to:

GALLERIED ENTRANCE HALLWAY

Turn staircase rising to the first and second floor levels with attractive balustrade. Tiled flooring. Downlighters. Ornate coving. Alarm control panel. Thermostat and time clock for the central heating. From here you can access all reception rooms.

DOWNSTAIRS WC

Low level WC with concealed cistern. Mirror. Wash hand basin with mixer tap and drawer below. Ceiling mounted extractor. Downlighters. Half height tiling and tiled floor.

SITTING ROOM

Accessed via double opening glazed doors. Double aspect room with bay window to the front and additional double opening glazed doors with windows either side providing access to the rear garden. Ornate coving. Downlighters. Wall lights. Wooden flooring. In-built storage. Fireplace feature with stone surround.

DINING ROOM

Accessed via double opening glazed doors. Double aspect with window to the front and double opening part glazed doors to the side with windows either side. Downlighters. Ornate coving. Wooden flooring. Wall lights.

STUDY

Window to the front. Coving. Downlighters. Range of in built office furniture comprising of work station, storage cupboards and shelving.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

Well fitted with a modern range of wall and base units comprising of a central island with granite work surfaces with in built induction hob with extractor above. There are a range of drawers below and also a

wine fridge. The other side gives way to a useful breakfast bar. There is a further run of work surfaces incorporates a 1 1/2 bowl sink drainer with mixer tap with a comprehensive range of cupboards and drawers below, pull out bin storage and integral dishwasher. Range of eye level cupboards benefitting from underlighting. Window to the side. Coving. Downlighters. To the other side of the kitchen there is a further range of built in units which comprise of a coffee maker, microwave, 2 x ovens and plate warmer. There is also various built in storage. Wood effect flooring.

FAMILY AREA/BREAKFAST ROOM AREA

The room is of double aspect with bay window to the rear and double opening doors to the rear plus double opening doors to the side. Climate control. Downlighters. Ornate coving. Wood effect flooring.

UTILITY ROOM

An excellent size utility room with two runs of granite work surfaces incorporating a sink drainer with mixer tap and water softener under the kitchen sink. Below which there are a comprehensive range of cupboards and space for two domestic appliances. There is also full height built in storage and eye level cupboards. Part glazed connecting door to the rear and window to the rear. From here there is access to the garage.

FIRST FLOOR ACCOMMODATION

GENEROUS GALLERIED LANDING

Reached via a turn staircase with attractive balustrade. Stairs to the second floor level. Downlighters. Coving. Balustrade affording a full height outlook over the entrance hall and front door.

MASTER SUITE

BEDROOM AREA

Double aspect room with bay window to the side and further window to the front. Downlighters. Coving.

DRESSING ROOM

4 x ranges of built in wardrobes providing useful hanging and storage. Downlighters. Window to the side.

EN-SUITE

Panel bath with mixer tap, built in television. Wall hung WC with concealed cistern. Twin wash hand basins with mixer tap and drawers below. Fully enclosed shower cubicle with both rain shower and hand held attachment. Obscured glazed window to the side. Illuminated mirrored cabinet. Fully tiled walls. Tiled floor. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

Double aspect room with window to the front and window to the side. Climate control unit. Downlighters. A large walk in wardrobe with shelving, useful hanging and storage. Gabled ceiling.

EN-SUITE SHOWER ROOM

Large walk in shower with rain shower and hand held attachment. Wash hand basin with mixer tap and drawer below. Wall hung low level WC with concealed cistern. Fully tiled walls and tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor.

BEDROOM THREE

Good sized double room with window to the rear. Downlighters. Built in wardrobes providing useful hanging and storage.

BEDROOM FOUR

Window to the front. Built in furniture comprising of a dressing table, storage cupboards and built in shelving. Downlighters.

FAMILY BATHROOM

White suite. Panel bath with mixer tap. Fully enclosed shower cubicle with rain shower and hand held attachment. Low level WC with mixer tap. Wall hung WC with concealed cistern. Obscured glazed window to the rear. Fully tiled walls. Tiled floor. Downlighters. Ceiling mounted extractor.

SECOND FLOOR ACCOMMODATION

LANDING

A good sized storage cupboard. Downlight.

DOUBLE BEDROOM

Double aspect room with far reaching views from both windows. Downlighters. Radiator.

WET ROOM

Shower with both hand held shower and rain shower. Wash hand basin with mixer. Low level WC. Fully tiled walls. Tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor.

OUTSIDE

The property is located in a private cul-de-sac accessed via electronically controlled security gates to the front. This leads to a:

PRIVATE DRIVEWAY

Affording off street parking for approximately four vehicles. Either side there are flower/shrub borders and an area of lawn and here you can access the property's front door.

GARAGE

Accessed via electronically controlled up and over door to the front. Connecting door to the rear. Power and lighting. Access to eaves storage. Wall mounted gas central heating boiler.

SIDE/REAR GARDEN

Much of the garden is located to the side of the property where there is a well laid patio expanding the immediate perimeter in porcelain slabs benefitting from outside lighting and outside power. The remainder of this part of the garden is laid to level lawn surround by attractive flower/shrub borders and a large mature beech trees. The patio continues to the rear, ideal for siting a hot tub. The rear is principally hard landscaped. The area benefits from an outside tap, raised borders, further patio, 2 x wooden garden sheds and a potting shed with further outside lighting.

MAINTENANCE CHARGE

£550 per annum which includes maintenance of the gates, lighting and upkeep of the communal garden areas.

COUNCIL TAX

Croydon BAND G £3944.85 2024/25



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HIGH OAKS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3142 SQ FT - 291.94 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, GARAGE & EXCLUDING VOID)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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