



Outwood Lane, Coulsdon, Surrey  
Asking Price £525,000 - Leasehold



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**WILLIAMS  
HARLOW**











STUNNING COUNTRYSIDE VIEWS... Inviting OFFERS OVER £525,000 an immaculate terraced house presenting an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The house boasts a well-maintained bathroom, catering to the needs of modern living. Additionally, the property includes a garage and various parking spaces providing ample parking for all residents, providing convenience in this desirable area.

One of the standout features of this home is its proximity to the stunning open countryside of Banstead Downs, where you can enjoy miles of scenic walks and outdoor activities. Furthermore, local shops and excellent schools are just a stone's throw away, making it an ideal location for families. The nearby mainline station offers easy access to transport links, ensuring that commuting to London and beyond is both straightforward and efficient.

This property is presented in immaculate condition, allowing you to move in with ease and start enjoying your new home from day one. With its blend of comfort, convenience, and picturesque surroundings, this terraced house on Outwood Lane is a must-see for anyone seeking a delightful place to call home.

FRONT

Replacement front door under canopy giving access through to:

ENTRANCE HALL

1.96m x 1.02m (6'5 x 3'4)  
Wooden flooring. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin with mixer tap and tiled splashback and vanity cupboard under. Obscured glazed window to the front. Radiator. Wooden flooring.

LOUNGE

3.91m x 5.49m (12'10 x 18'0)  
Attractive bay window to the front. Wooden flooring. Radiator. Coving. Stairs to the first floor. Hive wall mounted thermostat. Large understairs storage cupboard housing meters. Opening through to:

DINING ROOM

2.59m x 2.69m (8'6 x 8'10)  
Double opening french doors to the rear. Continuation of the wooden flooring. Coving. Radiator.

KITCHEN

2.26m x 2.54m (7'5 x 8'4)  
Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of dishwasher, washing machine, fridge and freezer. Fitted oven and grill. Surface four ring halogen hob with stainless steel splashback and chimney extractor above. Range of eye level cupboards benefitting from underlighting. Cupboard housing the gas central heating boiler. Window to rear. Wooden flooring. Part tiled walls. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase with access to loft void. Linen cupboard.

BEDROOM ONE

3.05m x 3.53m (10'0 x 11'7)  
Window to front. Radiator. Coving. Fitted wardrobe.

BEDROOM TWO

2.74m x 3.78m (9'0 x 12'5)  
Window to rear. Radiator. Coving. Fitted wardrobe. Built in cupboards with shelving.

BEDROOM THREE

2.62m x 2.06m (8'7 x 6'9)  
Window to rear. Radiator. Coving.

RE-FITTED BATHROOM

White suite. Panel bath with independent shower. Pedestal wash hand basin. Low level WC. Obscured glazed window to the front. Part tiled walls. Heated towel rail. Downlighters. Ceiling mounted extractor. Coving.

OUTSIDE

FRONT

There is a small front garden and a pathway providing access to the property's front door. Flower and shrub borders.

REAR GARDEN

13.72m x 5.18m approximately (45'0 x 17'0 approximately)  
There is a well laid brick patio expanding the immediate rear width of the property which benefits from outside tap. The remainder of the garden is mainly laid to level lawn with flower and shrub borders and some ornamental trees. Towards the end of the garden there is a further small patio area.

GARAGE

5.56m x 2.67m internally (18'3 x 8'9 internally)  
The property benefits from a garage being directly opposite in a block of four. The allocated garage in second from the left and is accessed via up and over door to the front.

LEASE

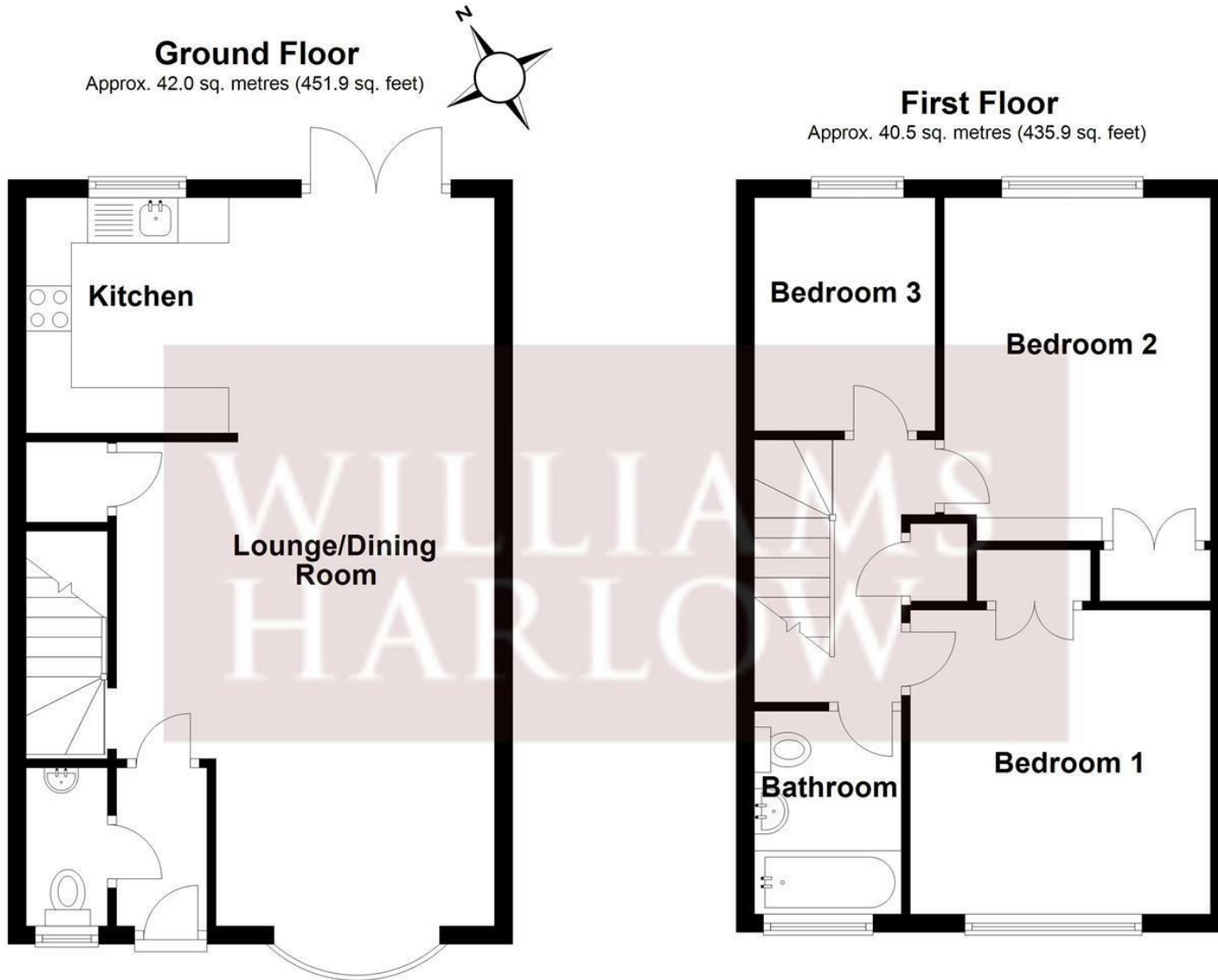
Approximately 946 years remaining.

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



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.



Total area: approx. 82.5 sq. metres (887.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>86</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>74</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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