



Hollymeoak Road, Coulsdon, Surrey CR5 3QA

£725,000 - Freehold



4



2



1

**WILLIAMS
HARLOW**



DEVELOPERS TO COVER PURCHASERS LEGAL FEES SHOULD YOU PROCEED WITH THEIR RECCOMENDED SOLICITORS. SHOW HOME NOW OPEN. Nestled in the charming semi-rural location of Hollymeoak Road, Chipstead, Coulsdon, this new build townhouse offers a perfect blend of modern living and countryside tranquillity. Boasting four bedrooms and two bathrooms, this property is ideal for a growing family or those who love to entertain. As you step inside, you'll be greeted by a stylish Lusso Herringbone Engineered Wood Floor with underfloor heating on the ground floor, providing both elegance and comfort. The property features high-quality Duravit and Porcelanosa sanitaryware and tiles, adding a touch of luxury to the bathrooms. With a spacious reception room, there's plenty of space to relax and unwind. The property also offers parking for two vehicles, ensuring convenience for you and your guests. One of the standout features of this home is its direct lines to London, allowing you to reach the bustling city in just 20 minutes. Whether you work in the city or simply enjoy exploring all that London has to offer, this convenient location is sure to impress. If you're looking for a modern home with easy access to both the city and the countryside, this new build townhouse on Hollymeoak Road is the perfect choice. Don't miss out on the opportunity to make this property your own and enjoy the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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











SPECIFICATION

Kitchens

In-frame grained shaker kitchen with solid Treviso quartz worktops and undermount lighting
Neff integrated ovens
Neff microwave oven
Instant Hot Tap
Led feature lighting

Electrical:

Integrated wiring for sky and terrestrial TV
In Ceiling bluetooth speaker to kitchen/diner
Cornice with led lighting to ground floor
Electric car charging points
Smart heating system
High speed broadband
Led downlights

Bathrooms:

Duravit and Porcelanosa Sanitaryware and tiles
Heated towel rails
Led light features

General:

Lusso Herringbone Engineered Wood Floor with underfloor heating to ground floor.
Timber Panelling detailing
Dedicated parking space per plot for plot with visitor spaces
Bi folding doors to rear
Vertical sliding sash windows with tilt and open feature
Large rear gardens with composite decking
Built in wardrobes

ADDITIONAL PARKING

There are 4 additional parking spaces available at an additional £10,000 per space.

BUYERS GUIDANCE

Each of the images represented in this listing and brochure are for guidance purposes only. The internal images are of a similar home completed by this developer. The exterior images and some of the internals are CGI. For further information and more detailed plans please contact the Agent.



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

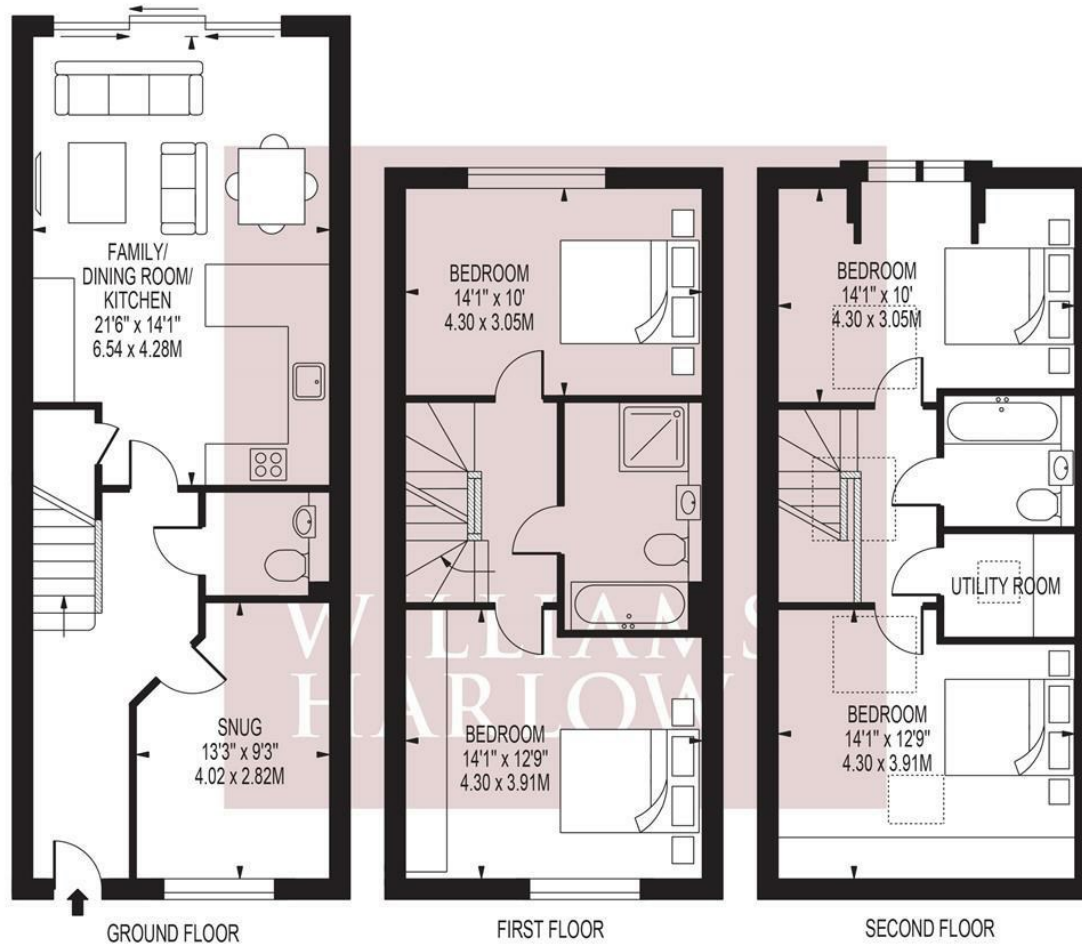
banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

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.

HOLLYMEOAK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1492 SQ FT - 138.62 SQ M



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.

**WILLIAMS
HARLOW**