



8 The Drive, Coulsdon

Offers In Excess of £900,000 Freehold

ShineRocks  
PROPERTY AGENTS



# 8 The Drive

## Coulsdon

An imposing, five double bedroom, two bath/shower room, two reception room, detached Edwardian family residence, offered for sale for the first time in 54 years. Situated in a quite residential road, sitting proudly on a elevated Westerly plot, within 10-12 minutes walk of Coulsdon town centre and railway station. Storm porch, entrance vestibule with coats cupboard, original hall with period features, WC, treble aspect living room with side bay window and sliding glass doors to rear paved terrace, dining room with large square bay window overlooking the front garden, kitchen overlooking rear garden, utility room, lean-to storage area with two deep storage cupboards and door to rear garden. Stairs to first floor landing with wonderful views over the rear garden from the half landing window, double aspect principal bedroom with square bay window and fitted wardrobes, two further double bedrooms with fitted wardrobes, family bathroom. Stairs to second floor landing, two further double bedrooms, family shower room. Front garden with large detached garage, steps to front door. Westerly aspect rear garden mainly on two levels.

- FIVE DOUBLE BEDROOM DETACHED FREEHOLD EDWARDIAN FAMILY RESIDENCE
- TWO BATH/SHOWER ROOMS
- LOVELY MATURE NW FACING REAR GARDEN
- WOODCOTE PARK GOLF CLUB, WOODCOTE SCHOOLS AND THE LORD ROBERTS ON THE GREEN ARE ALL WITHIN EASY REACH
- WALKING DISTANCE OF COULSDON TOWN AND RAILWAY STATION
- COUNCIL TAX BAND - H - EPC - E

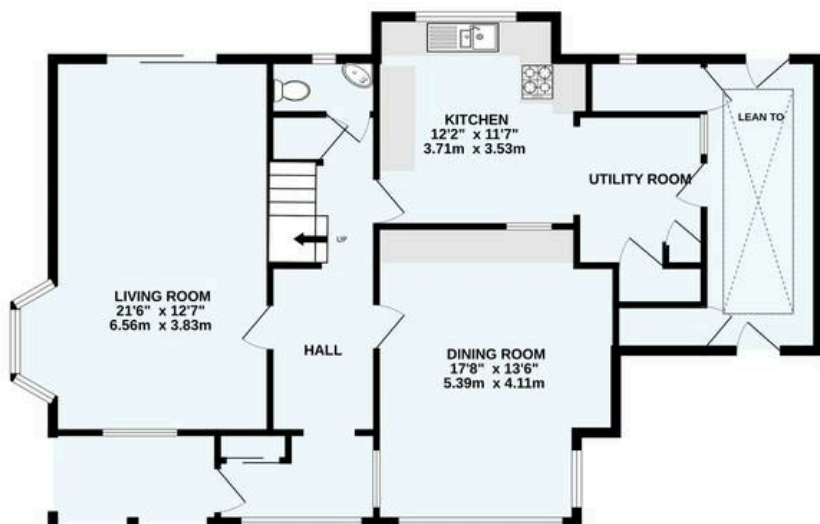




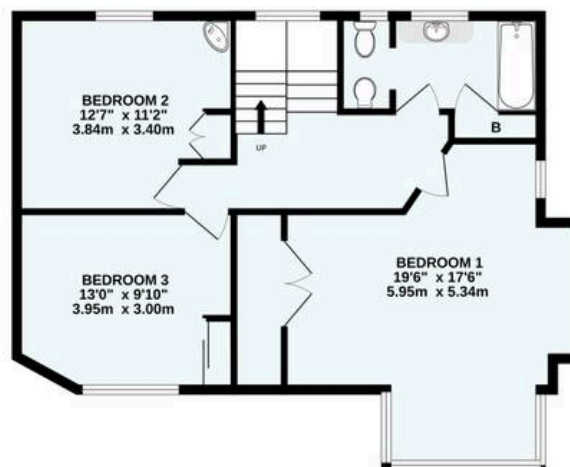




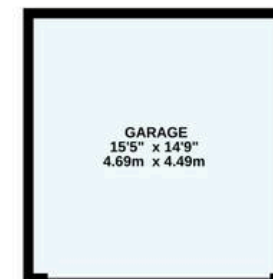
GROUND FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



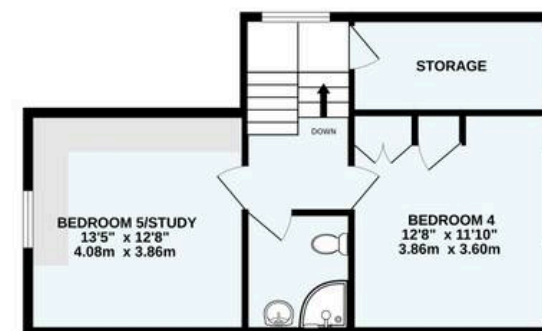
1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



GARAGE  
226 sq.ft. (21.0 sq.m.) approx.



2ND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 2566sq.ft. (238.4 sq.m.) approx.

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## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.