

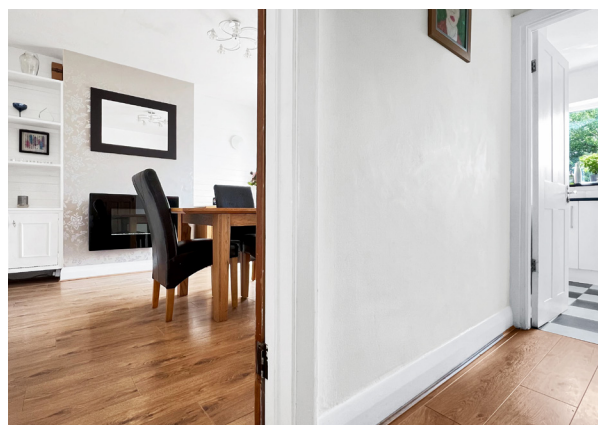


ASHLEIGH FLETCHER

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exp UK

Coulsdon, Surrey

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If you're hunting for a family home that ticks every box - space, safety, immaculate condition, and a garden where the kids can actually play, this is the one that stops your search in its tracks.

This house doesn't just offer you a home; it hands you the lifestyle you've been picturing, without a single compromise.

This delightful extended four-bedroom semi-detached chalet-style home is offered to the market in truly excellent condition. As you arrive, the block-paved frontage provides extensive parking, easily accommodating multiple vehicles, ideal for even the largest of families or those with frequent visitors.

Inside and you're greeted by beautifully ornate stained-glass windows on either side of the entrance door, featuring charming heraldic-style shield emblems that add character and a touch of elegance.

The welcoming hallway sets the tone for the rest of the property and provides easy access to practically all of the ground floor rooms.

Straight ahead, the lounge draws you in with its feature fireplace and bay-fronted window, creating a cosy yet spacious atmosphere. The dining room, with double-glazed French doors and side windows, opens out onto a raised patio, perfect for summer barbecues and outdoor dining. There is also a handy nook here, fitted with shelves and floor level cupboard space, making an ideal display or storage area.

The modern kitchen is well-appointed with a fitted microwave, Samsung oven, four-ring gas hob with extractor over, and an inset stainless steel sink set into a granite work surface, with drainer to side. Victorian-style tiles and mosaic dado detailing add a touch of vintage charm, while there's ample space and plumbing for both a dishwasher and washing machine. A large double-glazed window frames the view over the garden.

From here, you step into what the current owners have transformed into an entertainer's paradise. This versatile breakfast room, forming part of the rear and side extension, features double French doors leading directly to the patio. In the summer, you can host a barbecue outside and seamlessly move indoors as the evening cools. Being tucked at the rear of the house, it's a space where you can continue socialising without disturbing sleeping children.



The ground floor also includes a modernised bathroom with a stylish enclosed bath, shower overhead, heated towel rail, inset wash hand basin with drawer units beneath and chic storage unit, along with a separate WC for added convenience. A flexible study or fourth bedroom completes this level.

Upstairs, the master bedroom boasts a walk-in wardrobe and dressing area with its own window, flooding the space with natural light. The main bedroom also benefits from three double wardrobes, providing generous storage. Bedrooms two and three share a convenient Jack-and-Jill style shower room, making daily routines stress-free.

This home is full of thoughtful features, from wooden shutters on the front windows to its multiple reception areas and practical layout that works perfectly for family living.

With a spacious, level garden that's ideal for children and entertaining, this property stands out as a truly exceptional find.

This home is ideally located - less than 100 metres is a walk through to Woodmansterne Train Station, providing services to London in under 45 minutes, 0.9 miles away is Coulsdon South Station and 1.1 miles away is Coulsdon Town Station, both offering quick, reliable services into central London, with typical journey times of around 25 minutes to London Victoria and approximately 35 minutes to London Bridge.

Several bus routes run nearby, including the 60, 405, 434, 463, 466, and 633, providing convenient links to Croydon, Purley, Caterham & Banstead.

Local shops are less than a mile away, with Waitrose and Aldi supermarkets alongside a variety of other useful stores, ensuring groceries and essentials are always close at hand.







Families will welcome the excellent schools in the area. Chipstead Valley Primary School is approximately 0.3 miles away and rated Outstanding by Ofsted, while St Aidan's Catholic Primary School and Smitham Primary School are around 1 mile away.

Woodmansterne Primary School and Woodcote Primary School are both just over a mile away. For secondary education, Woodcote High School is roughly 1 mile from the property, and Oasis Academy Coulsdon is around 3 miles away.

Homes of this calibre, in such excellent condition and ready to move straight into, are rare to find. If you can see yourself living here, enjoying the space, comfort, and lifestyle it offers, now is the time to make it happen - opportunities like this don't come around often.

Council Tax Band: E

