

*Mc.* MONOCHROME | HOMES

Woodcote Grove Road, Coulsdon, CR5 2AN

Asking price £1,300,000



# PROPERTY SUMMARY

## OVERVIEW

An exceptional 6-bedroom detached residence set in the prestigious Woodcote area of Purley, offering expansive living space and a generous plot – perfect for families seeking luxury and comfort in a prime location.

### Acommodation

Located on the sought-after Woodcote Grove Road, this substantial detached residence offers an abundance of space, style, and versatility – perfect for growing families or those seeking multi-generational living.

Set behind a large driveway with ample off-street parking and a spacious garage, the property boasts 6/7 generously sized bedrooms, four bathrooms, two of which are en-suites.

Downstairs, you'll find three bright and versatile reception rooms, ideal for both entertaining and relaxing. At the heart of the home is a large, well-appointed kitchen with ample space for dining and hosting, making it the perfect hub for family life.

Step outside and discover a standout feature of this property: a generously sized garden, offering an ideal space for outdoor entertaining, family relaxation, or green-thumbed pursuits. Whether you're hosting summer barbecues or simply unwinding in the fresh air, this private outdoor retreat provides a rare sense of space and serenity.

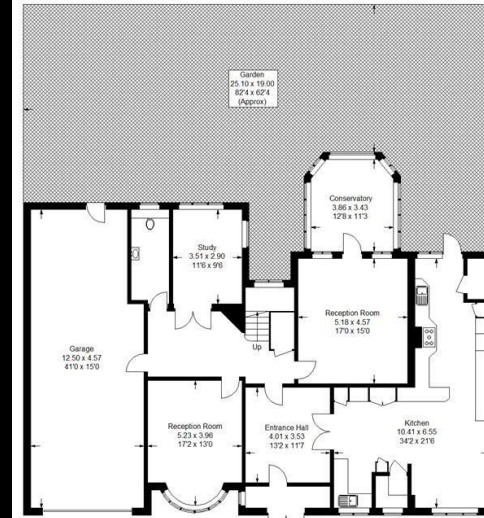
At the rear of the garden, a purpose-built workshop adds exceptional versatility. Thoughtfully constructed and fully equipped with power and lighting, this space is perfect for hobbies, creative projects, or as a dedicated home office. With the growing demand for flexible work-from-home setups, it presents a fantastic opportunity to create a quiet, productive environment away from the main house. Attached to the home, you have a large garage with space for two cars as well as a W/C and workshop. This comes well equipped with a pit, perfect for working on cars or extra storage.

### Woodcote Grove, CR5

Approximate Gross Internal Area  
(Including Garage & Excluding Eaves)  
404.1 sq m / 4350 sq ft



Second Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (E01192026)



First Floor



### 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	EU Directive 2002/91/EC

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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