



MONOCHROME | HOMES

Guide price £550,000

Chipstead Valley Road, Coulsdon, CR5 3BF

## Property Summary

## OVERVIEW

Monochrome Homes present their very own new three bedroom semi-detached homes located in the prime location of Coulsdon, Surrey

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A beautifully crafted, brand-new 3-bedroom semi-detached home situated on the sought-after Chipstead Valley Road in Coulsdon, offering approximately 1,184 sq. ft. (110 sq. m.) of thoughtfully designed luxury living space.

Finished to an exceptional standard throughout, this home features , en-suite bathrooms, and high-spec contemporary finishes that blend comfort with modern style. Each room has been carefully considered to create a home that's both functional and impressive.

Offered off-plan with the added benefit of private parking, this is a fantastic opportunity to secure a stylish new-build home in a prime location — perfect for professionals, families, or anyone seeking sleek suburban living with excellent local amenities.

## LOCATION

The property is located within easy access of regular bus routes providing good connections to the surrounding area, with Coulsdon South and Chipstead stations within easy reach for rail connections into Central London. The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent local schools and lovely open spaces including nearby Happy Valley Park and Farthing Downs. There are a variety of local shops and amenities close-by, with Coulsdon providing a further array of shops, cafes, eateries and amenities. Purley and Croydon shopping centres are just slightly further afield for a wider variety of shopping facilities.

## DISCLAIMER


"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.


If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

## RESERVATION FEE

A reservation fee is payable to secure the property. This fee demonstrates the buyer's commitment and will be deducted from the final purchase price upon completion. Please note that the reservation fee is non-refundable except in circumstances where the seller withdraws from the sale. Full terms and conditions regarding the reservation fee will be provided upon request.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

**MONOCHROME HOMES CATERHAM**  
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