



**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

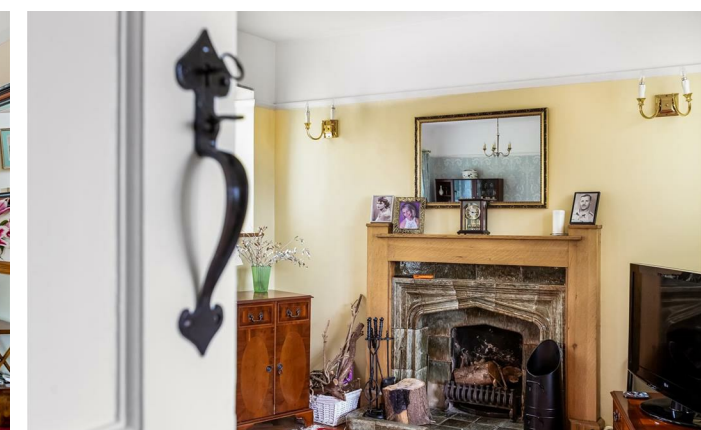
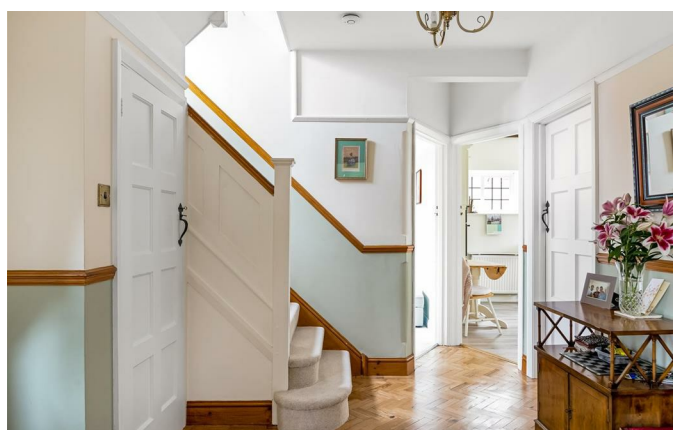
The Grove | Coulsdon | CR5 2BH

**£825,000**

**LOFT**

The Grove |  
Coulsdon | CR5 2BH  
£825,000

- Large detached home set on a corner plot
- Ample living space on the ground floor with french doors to pretty rear garden
- Wrap around garden and seperate garage
- Shower room off of the main bedroom and separate family bathroom
- Only 0.5 miles from Coulsdon Town and less than a mile from Coulsdon South train stations
- Sought after Coulsdon Location only a short stroll from Coulsdon High Street with an array of shops and cafes
- Plenty of scope to put own stamp on and extend (STPP)



Exceptional detached home that sits pride of place in the sought after Coulsdon town. Lovingly looked after by the current Owner but offers plenty of opportunity to improve and make your own.



## Ground Floor

### Hallway

### Downstairs cloakroom

### Reception Room

23'2 x 10'9 (7.06m x 3.28m)

### Dining Room

11'4 x 11'1 (3.45m x 3.38m)

### Reception Room

10'9 x 8'5 (3.28m x 2.57m)

### Kitchen

11'0 x 10'9 (3.35m x 3.28m)

### Lean-to

15'4 x 5'4 (4.67m x 1.63m)

## First Floor

### Landing

### Bedroom 1

16'2 x 11'5 (4.93m x 3.48m)

### Bedroom 2

14'0 x 10'9 (4.27m x 3.28m)

### En-suite Shower Room

### Bedroom 3

11'3 x 10'2 (3.43m x 3.10m)

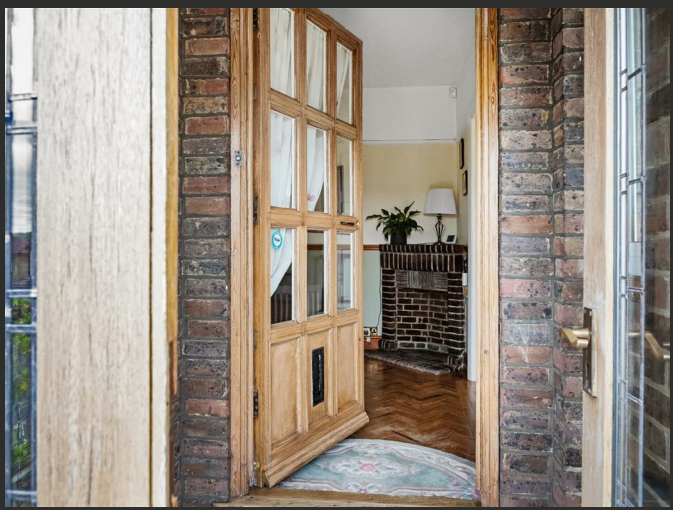
### Bedroom 4

11'1 x 8'7 (3.38m x 2.62m)

## Second Floor

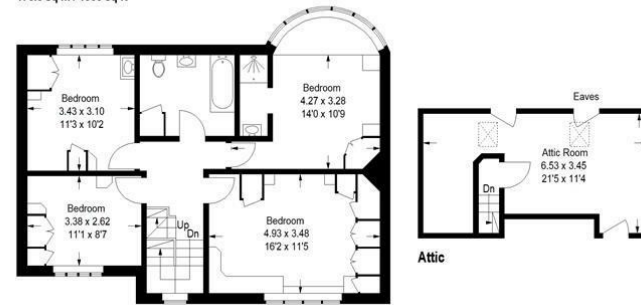
### Attic

21'5 x 11'4 (6.53m x 3.45m)

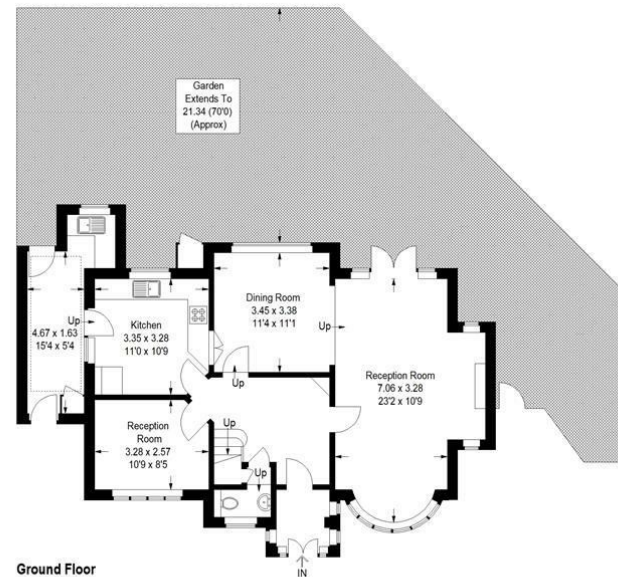


## The Grove, CR5

Approximate Gross Internal Area  
(Excluding Eaves)  
176.5 sq m / 1900 sq ft



First 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. (ID1075347)

EPC Rating: D

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk  
<https://loft-estates.co.uk/>  
Instagram: loft\_estateagents