



3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Cane Hill Drive | Coulsdon | CR5 3FR

Offers over £650,000

LOFT

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3FR
Offers over £650,000

- Immaculately presented detached town house in the sought after Cane Hill development
- Chain free and ready to move into
- Large doors leading to the landscaped rear garden with direct access to parking
- Two car parking spaces to the rear
- Flooded with natural light throughout, with floor to ceiling windows to the front
- Two double bedrooms, one featuring a double sofa bed and enviable family bathroom on the first floor
- Modern second floor space with a work from home spot in the landing and a vast double bedroom with en-suite
- Excellent condition throughout with modern updates throughout from the current owners
- Ideal family home, with bus links on your doorstep, a short walk from Coulsdon South train station and great schools close by
- Flexible layout with separate kitchen and large lounge/diner





Ground Floor

Hallway

Kitchen

12'9 x 8'7 (3.89m x 2.62m)

Downstairs WC

Reception Room

17'4 x 14'0 (5.28m x 4.27m)

First Floor

Landing

Bedroom 3

14'5 x 9'4 (4.39m x 2.84m)

Family Bathroom

Bedroom 2

14'6 x 11'1 (4.42m x 3.38m)

Second Floor

Landing/WFH Space

7'9 x 7'0 (2.36m x 2.13m)

Bedroom 1

14'2 x 14'0 (4.32m x 4.27m)

En-suite

Outside

Rear Garden

29'2 x 16'2 (8.89m x 4.93m)

Parking To The Rear



Cane Hill Drive, CR5

Approximate Gross Internal Area
112.8 sq m / 1214 sq ft



Reduced headroom
below 1.5 m / 5'0"



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. (1236438)

EPC Rating: B

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