



4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Church Lane | Coulsdon | CR5 3RD

£3,900

LOFT

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Welcome to Ad Astra, a home that has been completely transformed, with a meticulous eye for detail in every aspect. Tucked away in a leafy corner, on the borders of Coulsdon and Chipstead, sits a detached home, the dream purchase for any family looking for a good quality of life with great schools and amenities on their doorstep. As you arrive through the entry gates, the large driveway hosts space for multiple cars and the white gravel gives a really pleasing aesthetic. Inside, the accommodation is endless, with a cosy lounge, music room, gym and separate utility room, accommodating for every family's needs! The true selling point meets your eye the minute you walk through the door, with views straight through the home. Through the Crittall doors and down the steps, you are greeted by an extensive kitchen/reception room, with high ceilings, two roof lights and

- Breath-taking, detached family home
- Large rear extension boasting 3.2m high ceilings with roof lights and underfloor heating
- 7m wide bi-fold doors leading onto the beautiful landscaped, level rear garden
- Flexible accommodation for the whole family with utility, gym, music room and cosy lounge
- Immaculately presented throughout by the current owners and finished to a high specification throughout
- Electric gates with CCTV and fully fitted alarm for added security
- Data cabling points installed in every room
- All bedrooms are doubles with en-suite and dressing area to primary bedroom

Ground Floor

Entrance

W.C

Reception Room

15'1" x 14'4" (4.60m x 4.37m)

Reception Room 2

13'1" x 12'8" (3.99m x 3.86m)

Kitchen / Diner

31'8" x 20'3" (9.65m x 6.17m)

Gym

14'1" x 8'1" (4.29m x 2.46m)

Utility Room

13'11" x 5'7" (4.24m x 1.70m)

Garage

17'7" x 14'6" (5.37 x 4.42)

First Floor

Landing

Bedroom / Dressing Room

21'2" x 14'4" (6.46 x 4.38)

En-suite

Bedroom

13'1" x 13" (3.99m x 3.96m)

Bedroom

12'11" x 12'4" (3.94m x 3.76m)

Bedroom

8'10" x 8'8" (2.69m x 2.64m)

Bathroom

Garden



Church Lane, CR5

Approximate Gross Internal Area
(Including Garage)
241.2 sq m / 2596 sq ft



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. (ID:1209210)

EPC Rating: C

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