



barnard marcus

Coulsdon Court Road, Coulsdon CR5 2FP

welcome to
Coulsdon Court Road, Coulsdon

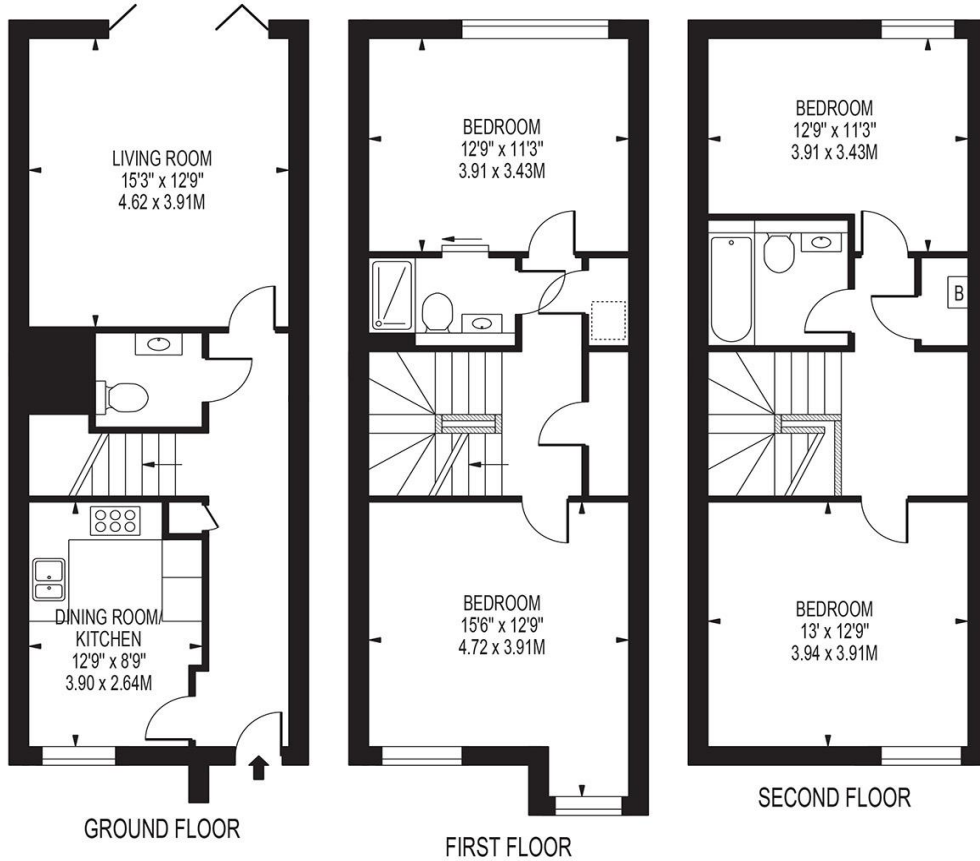
50% OF THE DEVELOPMENT NOW RESERVED A selection of six exquisite three & four bedroom family homes with stunning views over Coulsdon Manor Golf Course.

A beautifully presented four bedroom mid terrace family home comprising of a large reception room to the rear of the property which leads into the private rear garden which is accessed via bi-folding doors and is beautifully landscaped with astro turf lawn and patio. To the front of the property is a stunning two toned contemporary Krieder kitchen/breakfast room with handleless cupboards, Silkstone Calacatta gold worktops, Blanco Supra sink with a Blanco Mila brass chrome tap and a range of integrated Siemens appliances. The first floor comprises of two double bedrooms and a luxury jack and jill shower room with Porcelanosa white sanitaryware and tiling for a contemporary finish. The top floor provides two more double bedrooms with the master being accompanied by a luxury en-suite bathroom again with porcelanosa white sanitaryware and elegant fixtures and fittings. The property is offered in excellent order and has an array of light throughout plus vaulted ceilings. Each house comes with an allocated parking space and EV Charger point.



GOLFSIDE MEWS, COULSDON COURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1418 SQ FT - 131.77 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to

Coulsdon Court Road, Coulsdon

- Last Four Houses Remaining
- Four Double Bedrooms
- Contemporary Kitchen
- Luxury Bathrooms/En-Suite
- Stunning Views Over Coulsdon Manor Golf Course

Tenure: Freehold EPC Rating: Exempt

£695,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106873



Property Ref:
SAN106873 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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