



Golf Side Mews, Coulsdon CR5 2FP

welcome to Golf Side Mews, Coulsdon

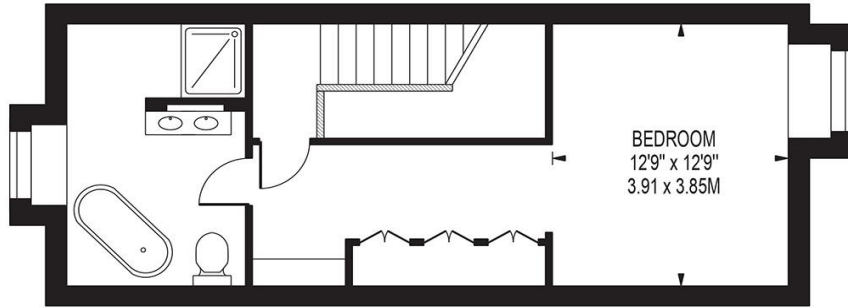
LAST FOUR REMAINING A selection of six exquisite three & four bedroom family homes with stunning views over Coulsdon Manor Golf Course.

A beautifully presented three bedroom end of terrace family home comprising of a large reception to the front of the property with sash windows, to the rear 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 and island/breakfast bar which forms a real family hub. The private rear garden is accessed via bi-folding doors which is beautifully landscaped with astro turf lawn and patio. The first floor comprises of two double bedrooms and a luxury family bathroom suite with Porcelanosa white sanitaryware and tiling for a contemporary finish. The top floors provides a real wow factor with a large The master bedroom forms a real wow factor with a beautiful en-suite bathroom/shower room with standalone bathtub and walk in shower again with porcelanosa white sanitaryware and elegant fixtures and fittings and is accompanied by a number of fitted wardrobes. 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.

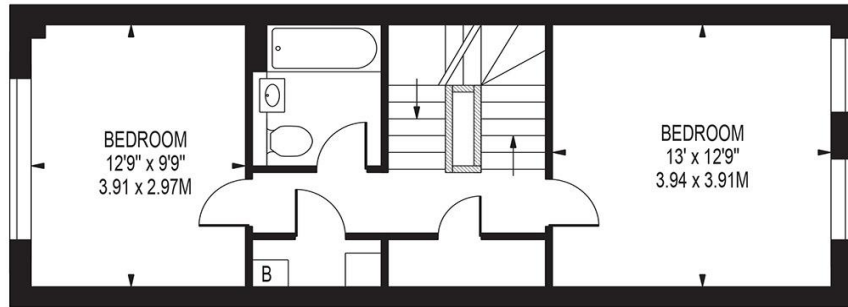


**GOLFSIDE MEWS,
COULSDON COURT ROAD**

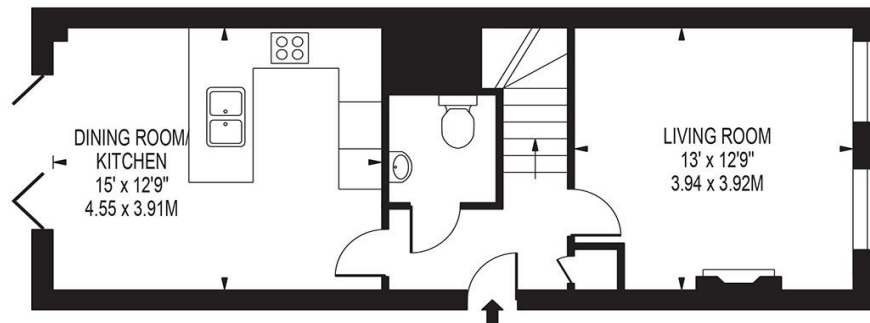
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1364 SQ FT - 126.71 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Golf Side Mews, Coulsdon

- Last Four Houses Remaining
- Three 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/SAN106869



Property Ref:
SAN106869 - 0003

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.

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