



Dickens Drive, Coulsdon CR5 3FT

welcome to

Dickens Drive, Coulsdon

Bright and modern family home equipped with off-street parking within a cul-de-sac. Tucked away in a peaceful cul-de-sac within the sought-after Cane Hill development, this spacious and modern semi-detached home offers over 1,400 sq. ft. of thoughtfully designed accommodation arranged over three floors. Perfect for families or professionals seeking generous living space and excellent connectivity, the property effortlessly combines contemporary finishes with practical layout features. The ground floor opens into a welcoming hallway that leads to a bright and airy open-plan kitchen and dining area-ideal for both everyday living and entertaining. A separate study provides a dedicated workspace or flexible additional room, while a convenient downstairs W/C adds practicality.

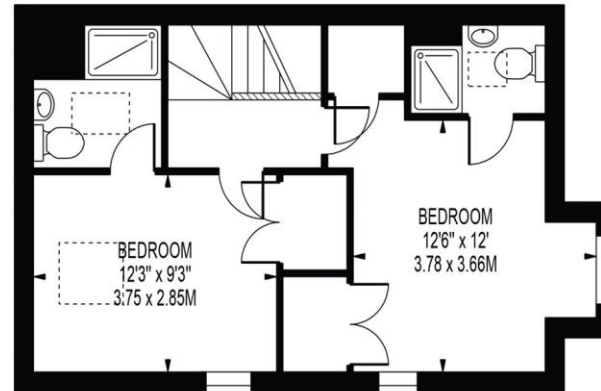
French doors from the kitchen open directly onto a private garden, creating a seamless indoor-outdoor flow and an inviting space for relaxation or alfresco dining.



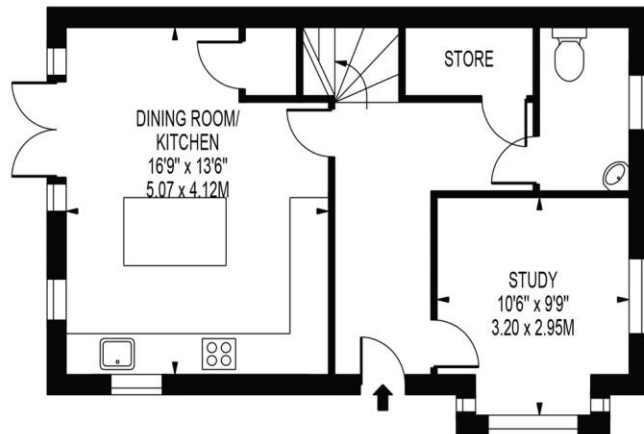
Upstairs on the first floor, you'll find a spacious reception room along with a well-appointed family bathroom and one of the three double bedrooms. The top floor is home to two further double bedrooms, each benefitting from its own en-suite shower room, providing both comfort and privacy-ideal for growing families or visiting guests. Additional features include a private driveway offering off-street parking, and the property's position within a quiet cul-de-sac enhances the sense of peace and safety, particularly appealing to families with young children. The Cane Hill development is a modern and well-regarded residential community, known for its attractive surroundings, green spaces, and excellent local amenities. Residents benefit from a 10 minute walk to Coulsdon South train stations, offering regular services to Central London and beyond. The area also offers a choice of well-regarded schools, local shops, and beautiful countryside walks, making it a superb location for those wanting the best of both town and country living.

DICKENS DRIVE

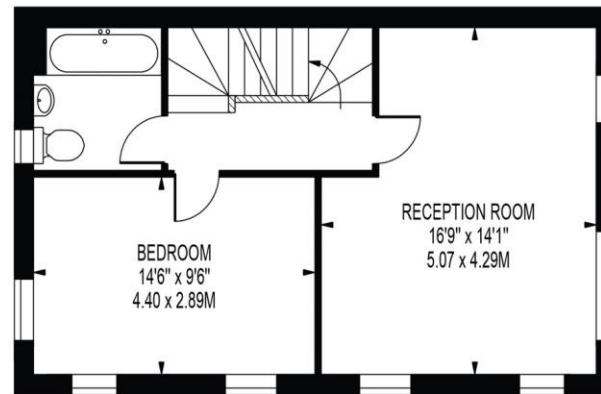
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1416 SQ FT - 131.51 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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.
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welcome to

Dickens Drive, Coulsdon

- Semi-Detached House
- Three Double Bedrooms
- Three Bathrooms (Two En-Suite)
- Bright Reception
- Open Plan Kitchen/Diner
- Study
- Private Garden
- Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106692



Property Ref:
SAN106692 - 0006

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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