



PORTFOLIO
from



barnard marcus

Coulsdon Rise, Coulsdon, Surrey

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This charming 4-bedroom detached home in Coulsdon offers excellent transport links to London, a landscaped front garden, spacious reception and open-plan kitchen/family room with bi-fold doors, a separate office, and an outside deck area providing a wonderful vista over the 120ft lawn garden.

This 4 bed detached character family home is located in the popular hamlet of Coulsdon with enviable access to London via Coulsdon South train station (23 minutes to London Bridge), excellent bus routes and great schools in abundance not least the boutique parade of shops, bars and restaurants of downtown Coulsdon including Waitrose, Caffè Nero, Aldi and the wonderful local tapas at Los Arcos.

The property resides on one of Coulsdon sought after roads with views to Farthing Down and the M25 can be access within 8 minutes. A wonderful landscape front garden with walled planters and parking for 2-3 cars and electric charging point.



The hallway alights from the storm porch entrance with natural light from the centre piece window. Large reception room with pervading light from a south facing aspect provides the ideal template for gatherings or just relaxing after a hard day.

Further reception/office provides excellent use if working from home with plentiful storage. Open plan kitchen/family room is located to the rear with bi-fold doors bringing the outside deck area into the house providing a wonderful vista over the 120ft lawned garden with established borders and mature hedges.

A downstairs shower room and toilet alongside a utility room completes the ground floor layout.

4 bedrooms are located on the first floor with a family bathroom, loft space, beautifully decorated and proving gas central heating, double glazing and majority white shutters.





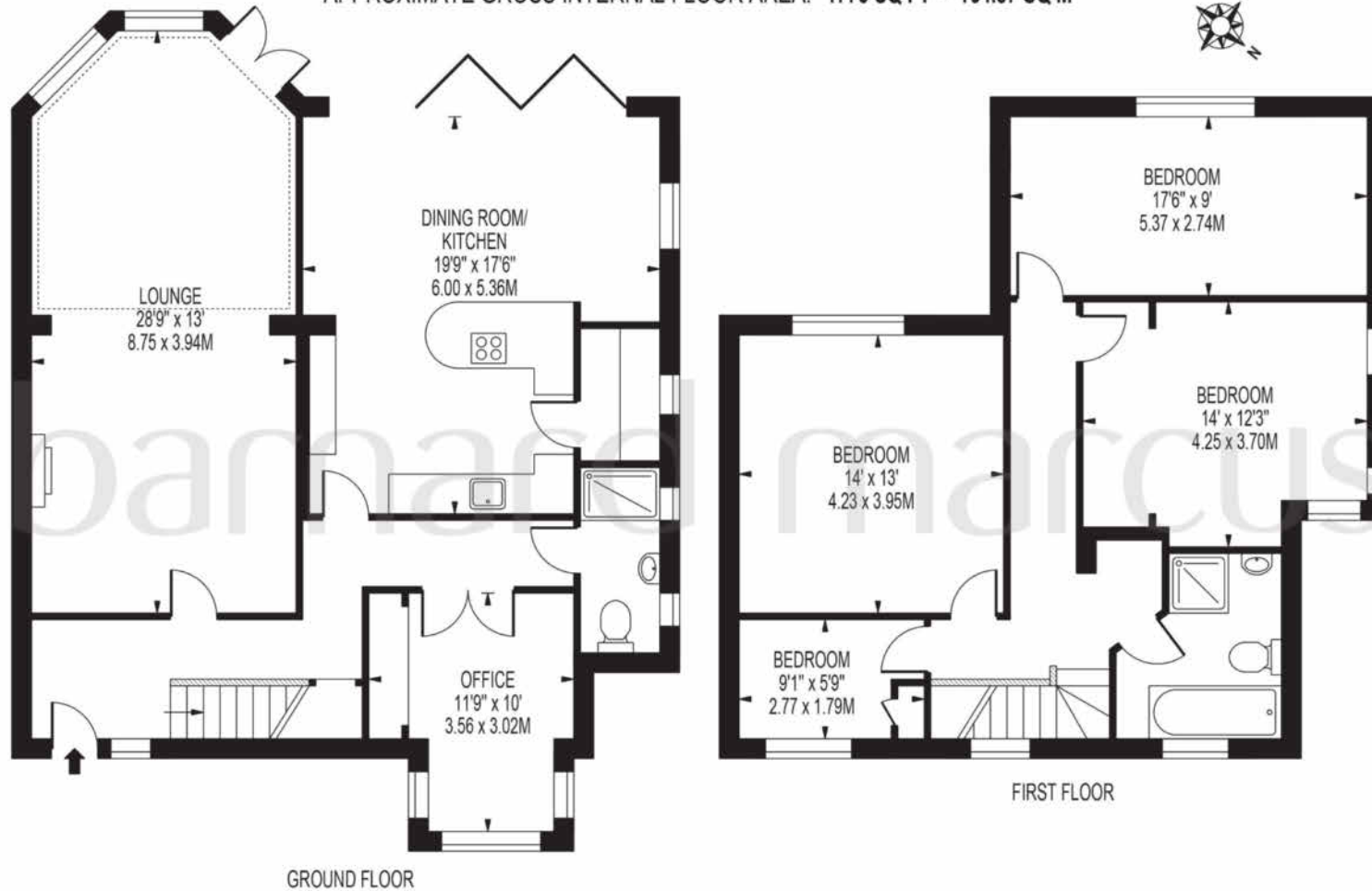
Agents Note:

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".



COULSDON RISE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1775 SQ FT - 164.87 SQ M



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welcome to

Coulsdon Rise, Coulsdon, Surrey

Price

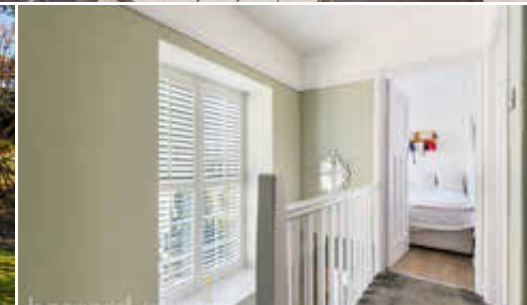
£850,000

- 4-bed detached character home
- Excellent transport links to London
- 120ft lawned garden
- Parking for 2-3 cars and electric charging point

EPC Rating: Exempt

Council Tax Band: F

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk

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