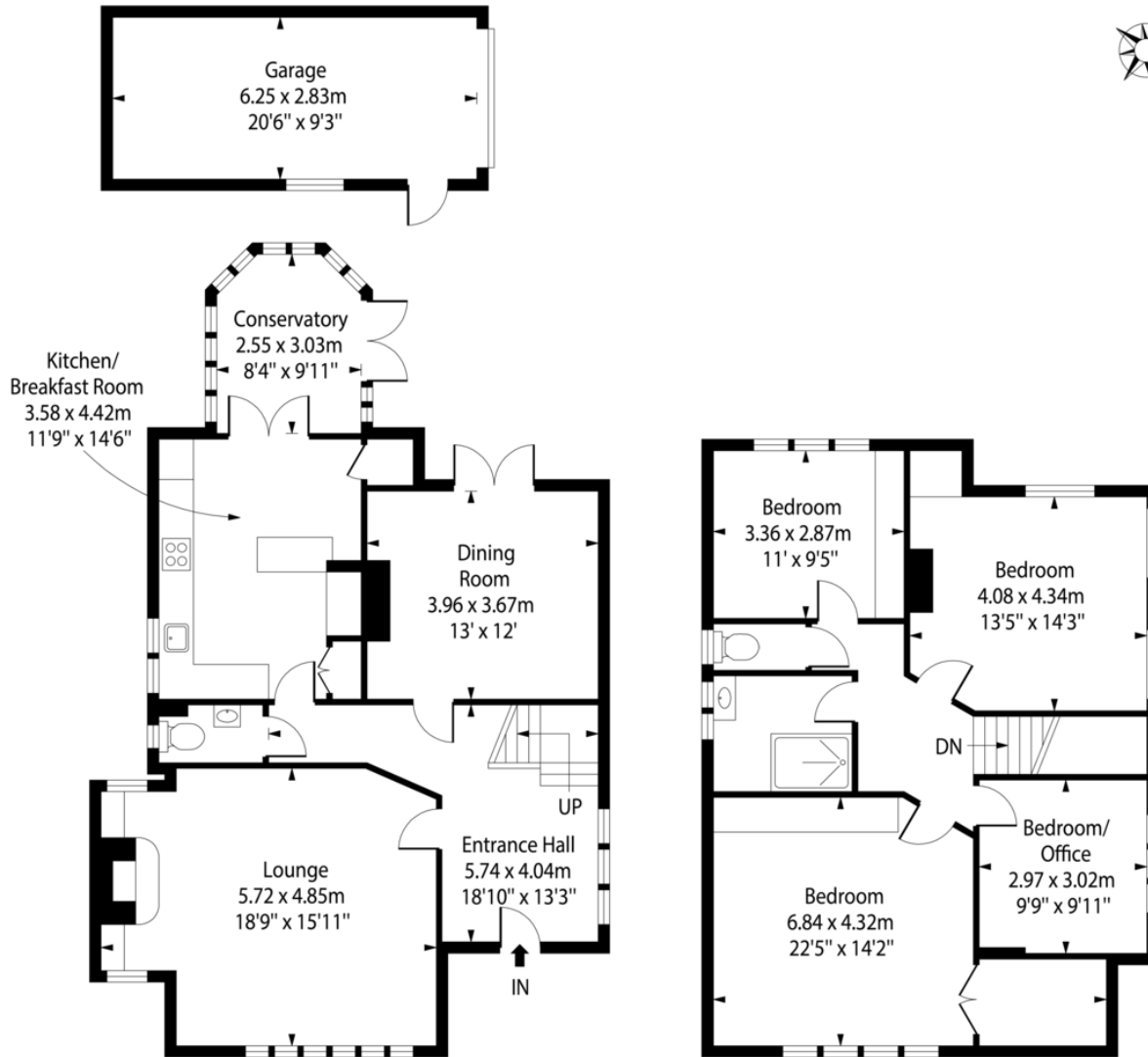




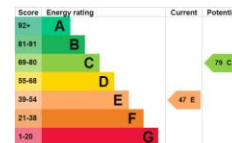
2 Portnalls Road, Coulsdon, Surrey, CR5 3DD



Approximate Gross Internal Area
171 sq m / 1849 sq ft



The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.



2 Portnalls Road
Coulson
Surrey
CR5 3DD

Guide Price - £680,000
Freehold

Points of Interest

- Characterful Detached Family Home
- Bright & Spacious Interior
- Two Impressive Reception Rooms
- Fitted Kitchen/Breakfast Room
- Conservatory
- Three Generous Double Bedrooms
- One Large Single Bedroom/Office
- Detached Garage
- Off Street Parking
- Close to Town, Stations & Schools

THE PROPERTY

A character Tudor style four bedroom detached family home offering spacious accommodation, a lovely rear garden and detached garage with off street parking. Situated a stone's throw from two reputable primary schools and about a 10 minute walk of the town and two stations.

The generous reception hall welcomes you into this home with a turned staircase rising to the first floor. The lounge is an impressive space, with wonderfully high ceilings, parquet flooring and large bay window to the front. The dining room features a gorgeous wooden beamed ceiling and double doors which open out onto the paved patio; the perfect space for summer entertaining. The kitchen/breakfast room is beautifully bright and is fitted with both base and wall mounted units with plenty of storage space, alongside an integrated oven, gas hob, dishwasher and washing machine. The conservatory sits off the kitchen, a versatile space which can be used as a cosy garden room or additional living space, with a lovely outlook to the rear garden. There is also a downstairs cloakroom with W/C and basin. Upstairs, there are three generous sized double bedrooms, each benefitting from built in wardrobes. There is also a good sized single bedroom, which could also be utilised as an office. The bedrooms are served by a wet room, with walk in shower and basin. There is a separate W/C.

Outside, you will find a paved patio accessible from the dining room and conservatory with steps down to the lawn. The boundary is bordered with fencing and shrubbery, and to the rear, sits a detached garage as well as off street parking.

THE LOCATION

Education

Coulson and Old Coulson are well known for good choice of reputable schools. These include Chipstead Valley, Smitham, St. Aidans Catholic, Woodcote Primary and High School, Keston, Old Coulson C of E and the Oasis Academy. Coulson College provides further education.

Sports & Leisure

The open spaces of Farthing Downs and several recreations grounds and parks are in the area together with facilities at golf courses at Woodcote Park and Coulson Manor. There are also cricket, tennis and bowls clubs to be found locally. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

Transport

Coulson South station is 0.6 of a mile away, and provides rail services to London Bridge (from 21 minutes), London Victoria (from 28 minutes) and Gatwick (from 20 minutes) whilst Coulson Town and Woodmanscote will get you to London from 35 to 45 minutes. Numerous bus services provide transport to all the surrounding areas and the M25/M23 intersection at Hooley is approximately 3-4 miles away providing easy access to Gatwick and Heathrow Airports.

Viewing strictly by appointment.

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