



On a popular road in an elevated position, offering far reaching views over the valley

exclusive to

SAUNDERS

richardsaunders.co.uk

Woodlands Grove Coulsdon CR5 3AJ

London 14 miles
Coulsdon 1 mile

London by rail 25 minutes from Coulsdon South
M23/M25 Intersection 10 minutes

All times and distances are approximate

An attractive three bedroom semi-detached home which is presented in immaculate condition in this fine location with stunning views. Recently renovated and extended to a high standard creating a stylish interior which is naturally illuminated and spacious, ideal for family life and entertaining.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen
- | Family Room
- | Three Bedrooms
- | Family Bathroom
- | Raised Decked Area
- | Large Tiered Garden
- | Garden Office
- | Garage

Price £575,000





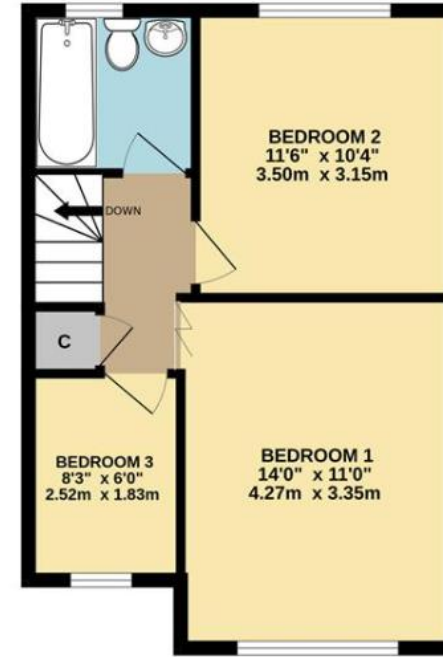
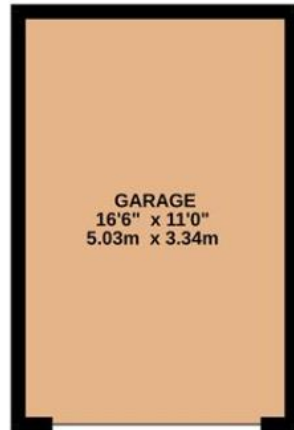
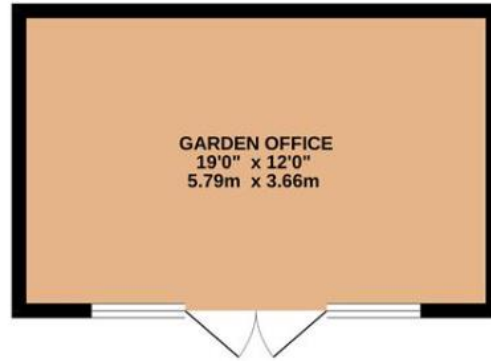
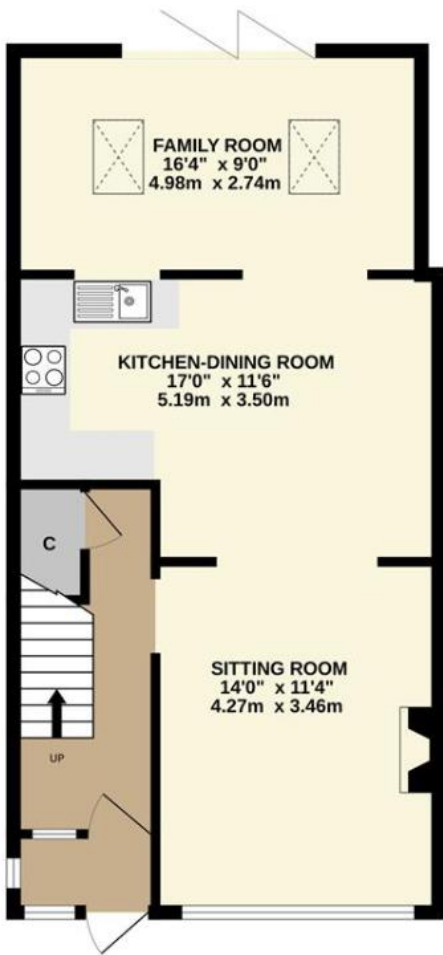
This meticulously renovated and well-maintained three-bedroom semi-detached family home boasts breathtaking rear views. The property exudes a modern and contemporary style, featuring a modern fully-fitted kitchen, sitting room with feature fireplace and a family room with bi-folding doors leading to a raised decked area. Upstairs, you'll find three bedrooms and a family bathroom. Outside, there is a fully-equipped office with power and internet access and a garage to the rear, all situated at the end of the landscaped garden.



Woodlands Grove is a quiet road in the heart of west Coulsdon just 10 minutes' walk from the town centre and station. There are a number of local schools nearby with Chipstead Valley and Smitham Primary Schools, and St. Aiden Roman Catholic Primary School within walking distance. Woodmansterne train station is less than half a mile away and bus stops providing access to Epsom, Banstead, Purley and Croydon are at the end of the road. The nearby A23 provides easy access to the M25 (J7) and Gatwick airport.

Three well-appointed bedrooms | Stunning views to the rear of Chipstead Valley | Contemporary finish throughout | Fully powered spacious garden office | No chain | Detached garage to the rear | Within the catchment area of a number of popular schools | Within easy reach of Woodmansterne mainline station





Tenure: Freehold
 Local Authority: Croydon Council
 Council Tax Band: E
 All mains services
 FFTP Broadband

To the best of our knowledge on production of this brochure

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,403 SQ FT / 130.3 SQ M

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

