



Coulsdon Road | | Coulsdon | CR5 2LJ

£3,300 Per Month

BOND & SHERWILL
EST. 1908

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Ideally situated backing onto Coulsdon Manor Golf Club, this four-bedroom detached property is perfect for anyone that enjoys spacious living.

On the ground floor, the property includes a good-size entrance hall, capacious living room, separate dining room and sitting room, modern kitchen, utility room, W.C and shower room. The first floor features a stunning bathroom and four double bedrooms. Additionally, the property benefits from a garage, gas central heating and double glazing throughout.

Externally, the property boasts an impressive 140ft rear garden and front carriage driveway with off-street parking for multiple vehicles.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

Entrance Hall

WC

Living Room

Dining Room

Kitchen

Sitting Room

Utility Room

Shower Room





First Floor Landing

Bathroom

Master Bedroom

Bedroom Two

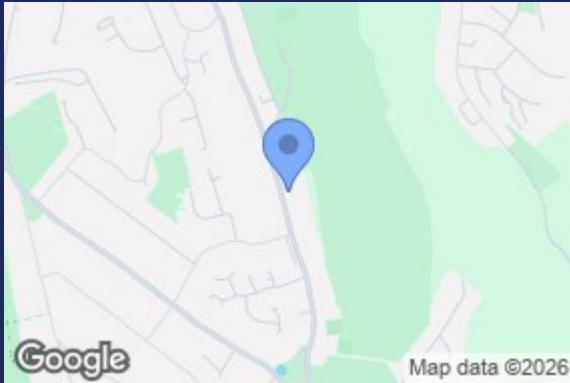
Bedroom Three

Bedroom Four

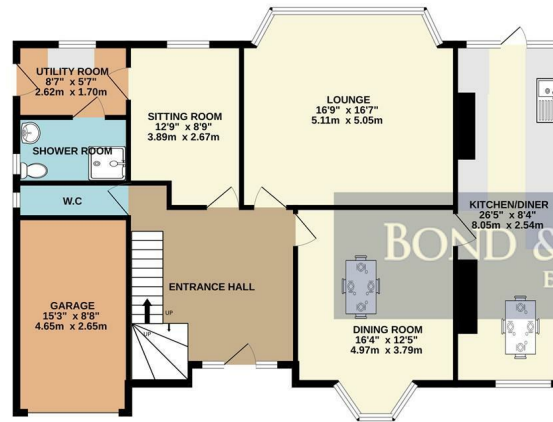
Rear Garden

Front Garden

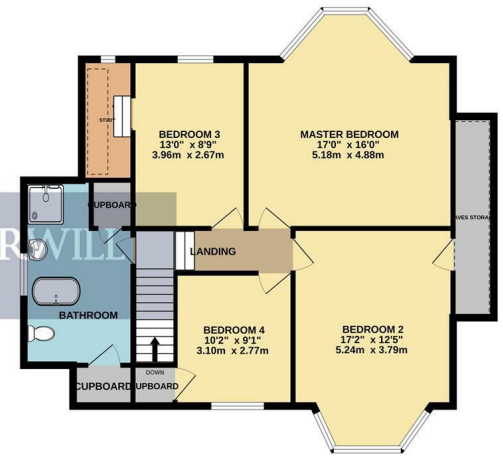
Garage



GROUND-FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



FIRST-FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bond & Sherwill
134 Brighton Road
Coulsdon
Surrey
CR5 2ND
020 8660 0189

lettings@bondandsherwill.co.uk