



**17 Rydons Lane**  
Coulston, CR51SU

**£895,000**



## 17 Rydons Lane

Coulsdon, CR51SU

Discover unparalleled charm in this thoughtfully designed 4-bedroom detached house, offering a distinctive blend of style and functionality.

Enjoy the convenience of two well-appointed bathrooms, ensuring comfort and ease for the entire household. Bask in the natural light that fills every room, accentuating the spacious layout and creating a warm, inviting atmosphere throughout.

Revel in picturesque views from this property, providing a serene backdrop that enhances the overall living experience.

Nestled on a peaceful lane in Old Coulsdon, experience the tranquility of suburban living while being within easy reach of essential amenities.

Escape to your own private retreat with a balcony attached to the main bedroom, offering a perfect spot to unwind and enjoy the surroundings.

**Entrance hallway**  
14'8 x 7' (4.47m x 2.13m)

**Lounge**  
22'5 x 14'11 (6.83m x 4.55m)

**Dining room**  
12'7 x 9'10 (3.84m x 3.00m)

**Kitchen**  
12'6 x 8'2 (3.81m x 2.49m)

**Ground floor main bathroom**  
9' x 8'1 (2.74m x 2.46m)





Bedroom  
13'1 x 10'11 (3.99m x 3.33m)

Bedroom  
13'5 x 11'7 (4.09m x 3.53m)

Utility room  
4'8 x 9'2 (1.42m x 2.79m)

Galleried Library  
26'9 x 2'10 (8.15m x 0.86m)

Main bedroom  
16'10 x 16'10 (5.13m x 5.13m)

En suite Bathroom  
9'1 x 9'2 (2.77m x 2.79m)

Bedroom  
13'2 x 9'4 (4.01m x 2.84m)

Loft room

Seating Balcony  
4'11 x 18'11 (1.50m x 5.77m)

Large Garage  
24'11 x 14'9 (7.59m x 4.50m)

Large Frontage

Substantial Rear Garden



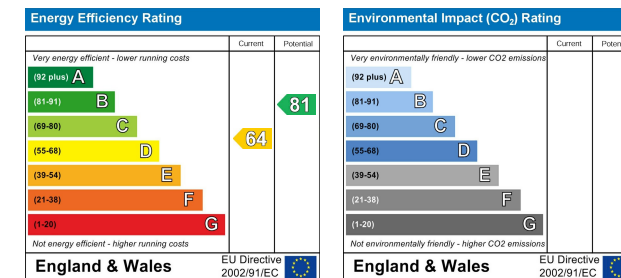
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: sales@danieladamsestateagents.co.uk  
www.danieladamsestateagents.co.uk