DANIEL ADAMS

Red Quoins Church Lane

Coulsdon, CR5 3RD

Price Guide £850,000

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Red Quoins Church Lane
Coulsdon, CR5 3RD

Introducing a captivating double frontage residence nestled on a substantial plot, situated on a tranquil lane south of Coulsdon in the charming locality of Hooley bordering Chipstead. This picturesque property boasts ample parking space and a meticulously maintained, well-stocked rear garden, offering a serene retreat.

Designed for both relaxation and entertainment, Upon entering, one is greeted by a spacious entrance reception hallway, setting the tone for the elegance that permeates throughout the home. This residence offers two spacious reception rooms, a delightful conservatory, a cozy breakfast room, and a well-appointed kitchen, catering to every need. Additionally, a convenient utility room and garage further enhance the functionality of the home.

The residence features four generously proportioned bedrooms, each exuding comfort and style. The primary bedroom stands out with its luxurious en suite bathroom, showcasing an impressive spa bath, perfect for unwinding after a long day.

With endless potential awaiting its new owner, this property promises not only comfort but also opportunity for customization and personalization. Moreover, the panoramic views of the surrounding area, which borders natural beauty, and provides a breathtaking backdrop, adding to the allure of this remarkable residence.

Entrance Porch

Entrance hallway

Lounge

Conservatory

Dining room 1

Kitchen

Formal Dining room

Utility Room

Cloakroom/WC

Split level Landing
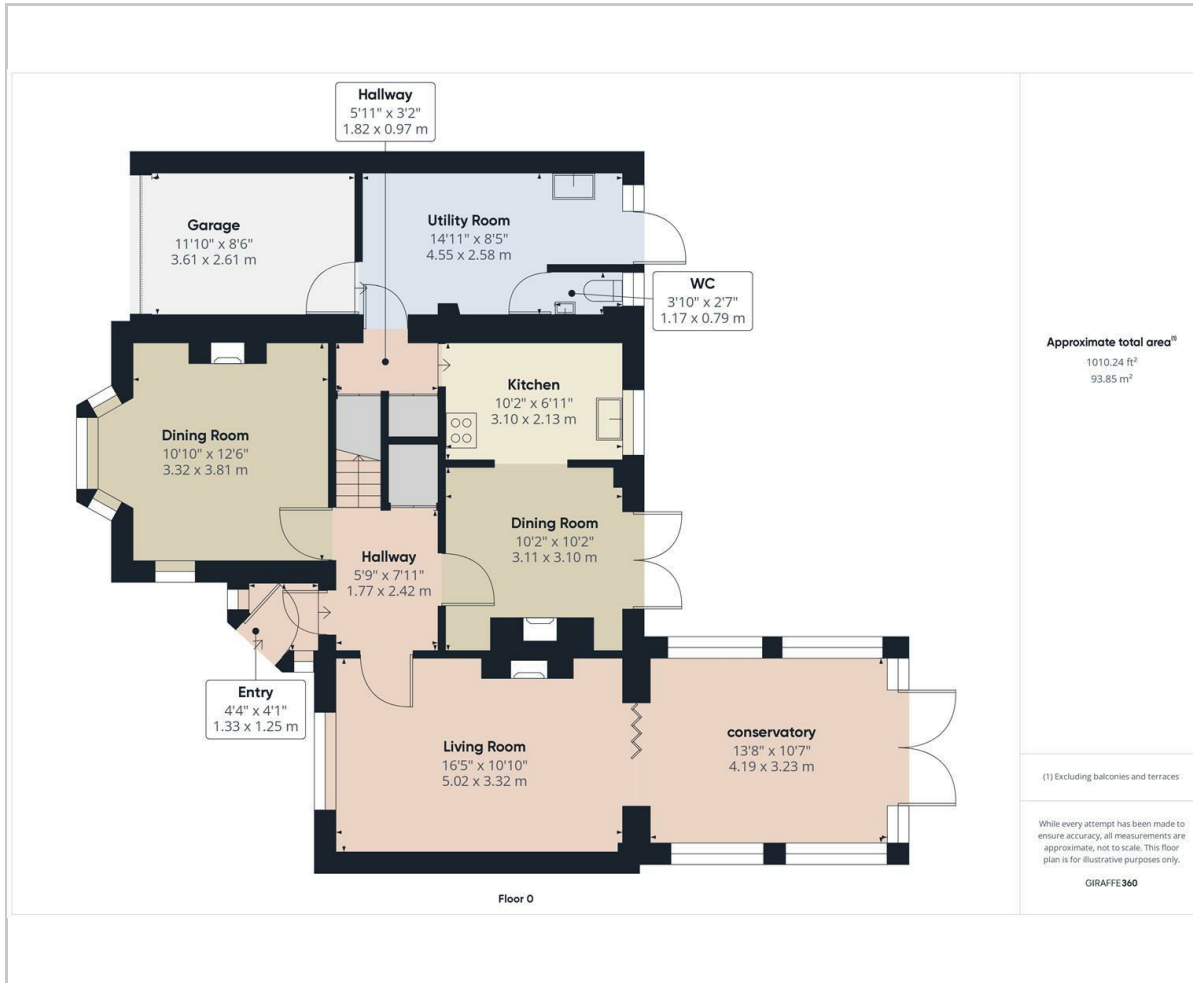
Bedroom

Bedroom

Bathroom
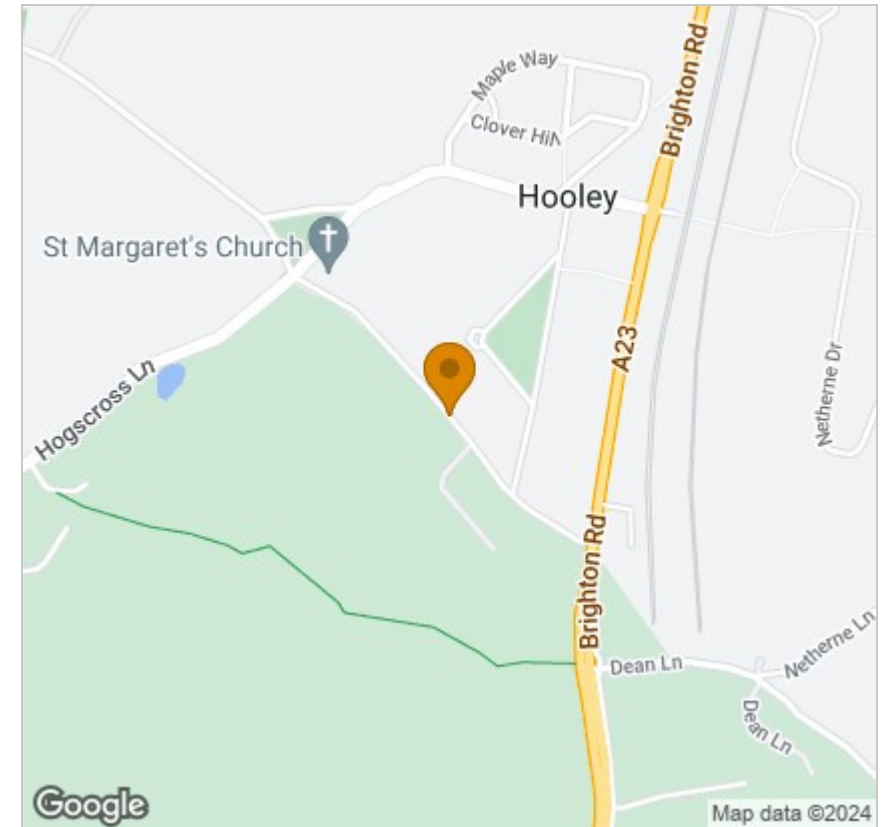
WC

Bedroom

Main bedroom

En suite bathroom/WC

Garage

Grounds

Floor Plan

Hallway
5'11" x 3'2"
1.82 x 0.97 m

Garage
11'10" x 8'6"
3.61 x 2.61 m

Utility Room
14'11" x 8'5"
4.55 x 2.58 m

WC
3'10" x 2'7"
1.17 x 0.79 m

Kitchen
10'2" x 6'11"
3.10 x 2.13 m

Dining Room
10'10" x 12'6"
3.32 x 3.81 m

Dining Room
10'2" x 10'2"
3.11 x 3.10 m

Hallway
5'9" x 7'11"
1.77 x 2.42 m

Entry
4'4" x 4'1"
1.33 x 1.25 m

Living Room
16'5" x 10'10"
5.02 x 3.32 m

conservatory
13'8" x 10'7"
4.19 x 3.23 m

Approximate total area(1)
1010.24 ft²
93.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Area Map

Map data ©2024

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.

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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC