



**110 Bradmore Way**  
Coulston, CR5 1PB

**Offers Over £950,000**



## 110 Bradmore Way Coulson, CR5 1PB

This contemporary family home offers a seamless blend of style and functionality. The spacious entrance hall sets the tone for the entire property, exuding warmth and elegance with its oak staircase and glass panels leading to the first-floor landing.

The ground floor boasts a generously sized L-shaped lounge, perfect for relaxation or entertaining guests. Its doors open onto a veranda, creating a seamless transition between indoor and outdoor living. An open plan kitchen-breakfast room offers a great communal space for cooking, dining, and relaxing. Having an additional utility room is handy for keeping things organized and tucked away. The extra family room provides another cozy spot for leisure activities or gatherings, while the study or bedroom 5 offers flexibility for work or accommodating guests.

Upstairs is quite luxurious! Having a main bedroom with an en suite shower room offers privacy and convenience. The spiral staircase leading up to a dressing room-wardrobe area adds a touch of elegance and sophistication, providing ample space for clothing and accessories. With three additional good-sized bedrooms, there's plenty of room for family members, and having a family bathroom nearby ensures everyone's comfort and convenience.

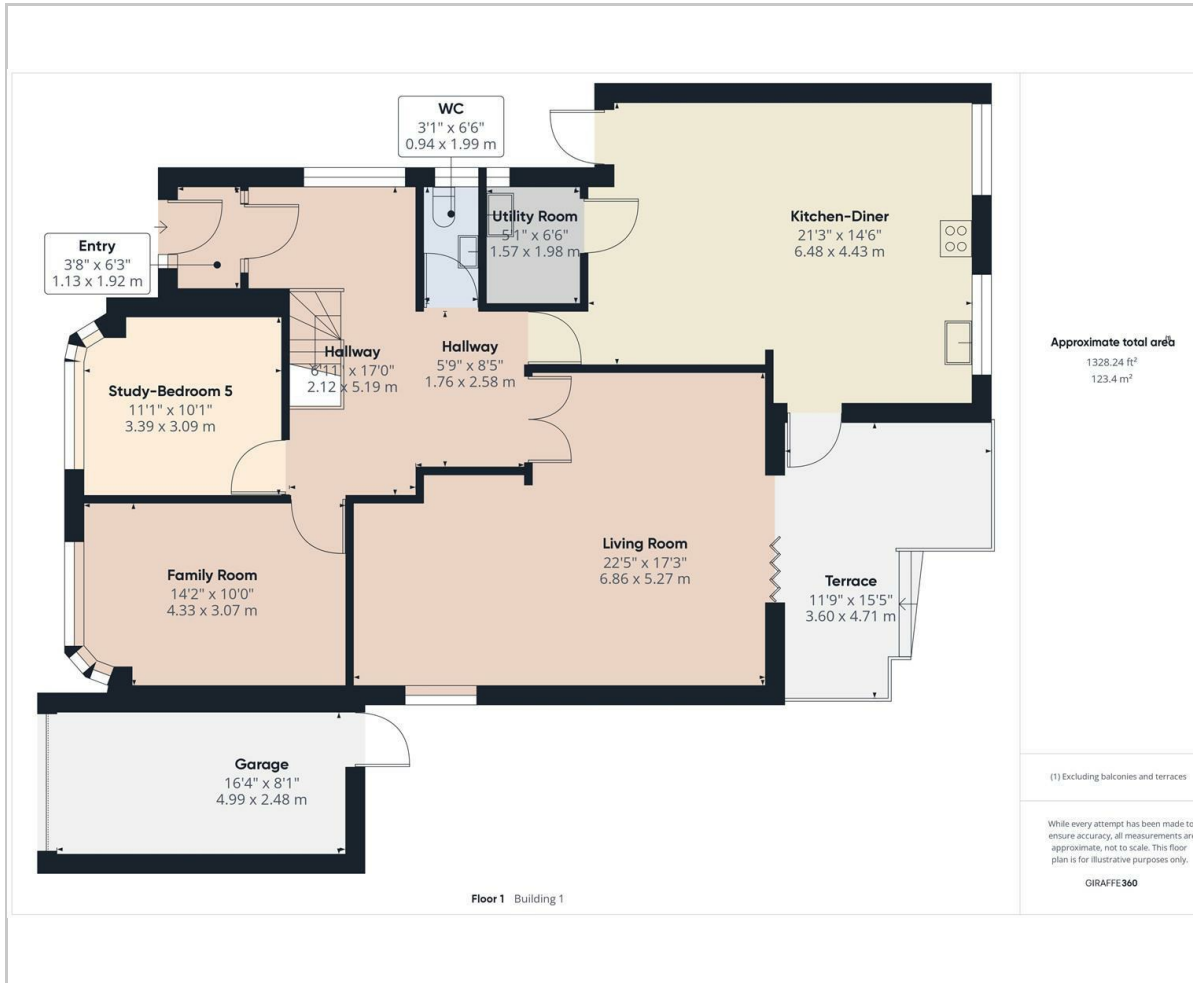
Head down the stairs to the garden, and discover a patio area, ideal for soaking up the sun or enjoying a morning coffee. Turn left again and head into lower ground room, housing a luxurious hot tub and sauna—a haven for relaxation and rejuvenation. Following the pathway to the bottom of the garden unveils an outbuilding that serves multiple purposes. Currently utilized as a gym and pool room, it offers a dedicated space for exercise and recreation. Additionally, its covered area provides the perfect setting for outdoor dining or hosting gatherings, rain or shine. Having an in-out driveway is not only convenient but also adds to the curb appeal of the property. It makes entering and exiting hassle-free and provides ample parking.





- porch
- entrance hall
- L shaped lounge  
22'5 x 17'3 (6.83m x 5.26m)
- kitchen-diner  
21'3 x 14'6 (6.48m x 4.42m)
- utility room  
6'6 x 5'1 (1.98m x 1.55m)
- family room  
14'2 x 10' (4.32m x 3.05m)
- study-bedroom 5  
11'1 x 10'1 (3.38m x 3.07m)
- w.c
- stairs to
- first floor landing
- main bedroom  
20'7 x 11'4 (6.27m x 3.45m)
- en-suite shower room  
5'10 x 5'9 (1.78m x 1.75m)
- spiral staircase to
- main dressing room wardrobe  
14'5 x 11'1 (4.39m x 3.38m)
- door to eves storage  
18'3 x 13'2 (5.56m x 4.01m)
- bedroom  
13'11 x 12'5 (4.24m x 3.78m)
- bedroom  
13'5 x 11'9 (4.09m x 3.58m)
- bedroom  
15'9 x 6'6 (4.80m x 1.98m)
- bathroom  
8'11 x 6'5 (2.72m x 1.96m)
- lower ground sauna-jacuzzi room  
23'9 x 10'6 (7.24m x 3.20m)
- rear garden
- garden room  
20' x 11'8 (6.10m x 3.56m)
- covered seating area
- garage-storage  
16'4 x 8'1 (4.98m x 2.46m)
- in out driveway

## Floor Plan



## Area Map



## 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

