



A THREE BEDROOM, TWO RECEPTION ROOM FAMILY HOME* *REAR FACING PITCHED ROOF CONSERVATORY* *14' 7" into bay x 13' 8" (4.44m x 4.16m) LOUNGE* *12' 9" x 12' 9" (3.88m x 3.88m) DINING ROOM & SEPARATE KITCHEN
FABULOUS VIEWS TO THE NORTH DOWNS* *LANDSCAPED LEVEL REAR GARDEN, LARGE DRIVEWAY
IMPRESSIVE FAMILY HOME with stunning views across a valley to the North Downs from a 'Covered Balcony' extending along the whole width of the property. The house has three good size bedrooms and a first floor Bathroom with separate WC. On the ground floor there are two Receptions Rooms plus an additional Conservatory with access to the level rear Garden and patio.
 Outside there is a large driveway with ample off-road parking and a landscaped front and rear Garden.
CONVENIENT AND POPULAR LOCATION, VIEWING RECOMMENDED!

Marlpit Lane, Old Coulsdon, Surrey CR5 2HH
Guide Price: £650,000 to £665,000 Freehold



DIRECTIONS

From the Tudor Parade of shops in Old Coulsdon, proceed along the Coulsdon Road towards Coulsdon, take the first left into Marlpit Lane, drive past Bradmore Green Pond on your right, the house is on the right handside just beyond the turning into Coulsdon Rise.

LOCATION

A very convenient location close to town and countryside. Local Village Shops are less than a mile away on the Tudor Parade and Coulsdon Town Centre and a choice of Railway Stations with services into London, Gatwick and the South Coast are just over a mile from the property.

Old Coulsdon has a great selection of Schools for all age groups, at the end of Bradmore Way there is Coulsdon C of E Primary School. Within the area there is also Keston Infants and Primary School and the Oasis Academy Comprehensive School adjacent to Coulsdon Common.

The area also benefits from wide open spaces of the North Downs, Coulsdon Common as well as Coulsdon Court Golf Course and Hotel Complex.

A GREAT LOCATION FOR THE WHOLE FAMILY!

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

Fully enclosed Entrance Porch with double glazed windows to three sides and a double-glazed door to the front, courtesy light, access to:

ENTRANCE HALLWAY 14' 5" x 7' 1" (4.39m x 2.16m)

Double glazed frosted leaded light window and UPVC double glazed front door, walk-in storage cupboard with a double glazed frosted window to the side and an understairs storage area. Double glazed frosted window to the side, return stair case to the first floor landing.

LOUNGE 14' 7" into bay x 13' 8" (4.44m x 4.16m)

Double glazed square bay window to the front, ornate moulded coved ceiling, feature fireplace with a gas fired flame effect fire inset, TV point and double radiator.

DINING ROOM 12' 9" x 12' 9" (3.88m x 3.88m)

Double glazed windows to the rear with a set of double glazed french doors to the Conservatory. Ornate moulded coved ceiling, double radiator.

CONSERVATORY 9' 6" x 9' 2" (2.89m x 2.79m)

Double glazed to three sides and to a pitched roof double glazed roof with skylight. Tiled flooring, double glazed french doors leading to the rear patio.

KITCHEN 9' 6" x 8' 10" (2.89m x 2.69m)

Double glazed window to the side and rear plus a double glazed door to the rear patio. Coved ceiling, modern white wall and base units with matching worktops incorporating a one and a half bowl sink unit with a mixer tap and cupboards under. Wall mounted annually serviced gas central heating boiler, built in **NEFF** electric oven and grill with a four-ring electric hob, space for a fridge/freezer and space and plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

L-shaped landing with access to a boarded loft via a retractable ladder. Double glazed frosted window to the side, built-in Airing Cupboard with shelving and a hot water tank.

BEDROOM ONE 11' 2" x 10' 9" (3.40m x 3.27m)

Two double glazed leaded light windows to the front with a double glazed french doors to the Balcony. Coved ceiling, two built in double wardrobes, double radiator.



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FRONT FACING BALCONY

21' 8" x 3' 1" (6.60m x 0.94m)

Stunning views to the front towards the North Downs and the front garden. Recently recovered flooring with drainage.

BEDROOM TWO 12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to the rear, built in double wardrobes with sliding door, coved ceiling and radiator.

BEDROOM THREE 8' 7" x 7' 6" (2.61m x 2.28m)

Double glazed window to the front, coved ceiling, built in wardrobe, wood effect flooring, radiator.

BATHROOM

Double glazed frosted window to the rear. White suite with a wood panelled bath with a wall mounted mixer shower fitment thermostically controlled with pump, vanity wash hand basin. wall mounted towel rail / radiator, coved ceiling, tiled surrounds and extractor fan.

SEPARATE WC

Double glazed frosted window to the rear, low flush WC.

OUTSIDE

FRONT GARDEN

The front garden is mainly laid to lawn with several flowerbeds and borders.

DRIVEWAY

There is a long driveway providing off road parking for three or more vehicles. At the end of the driveway there is a gate leading to the side access.

REAR GARDEN

The rear garden has been beautifully landscaped and extends in excess of 100' in length. A pathway leads to the rear of the garden accessing several seating areas, a Summerhouse and a good size metal shed adjacent to a Vegetable Patch. To the rear of the house there is a patio area leading to a wide side access and a further timber shed.

COUNCIL TAX

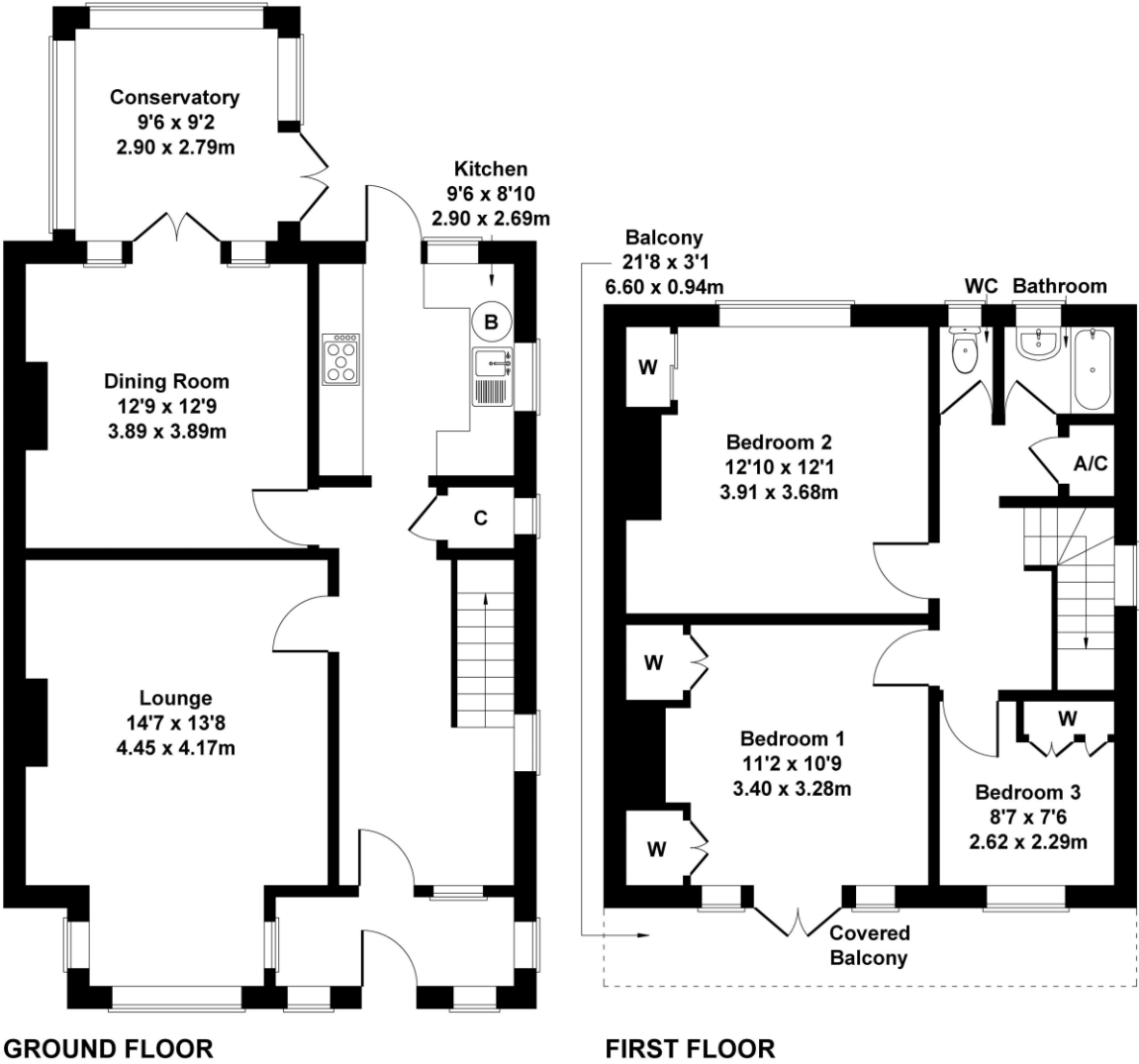
The current Council Tax Band is '**F**', via London Borough of Croydon Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax>. **19/9/2025**



FLOORPLAN

Marlpit Lane

Approximate Gross Internal Area
1349 sq ft - 125 sq m

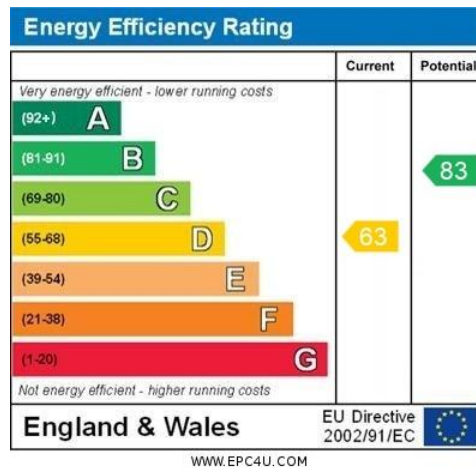


Not to Scale. Produced by The Plan Portal 2025
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ENERGY PERFORMANCE CERTIFICATE (EPC)



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