



Haycroft Close, Coulsdon

Guide Price **£685,000**

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS



Bedrooms: | **Bathrooms:** | **Receptions:**
4 | 2 | 2

Beautiful 4-Bedroom Family Home – Haycroft Close, Coulsdon

Situated in the sought-after Haycroft Close, this modern and stylish 4-bedroom home offers the perfect blend of space, comfort, and contemporary design.

The heart of the home is a stunning open-plan kitchen/dining area, thoughtfully designed for both everyday living and entertaining. This bright and spacious room flows seamlessly into a cosy living room, creating a warm and inviting space for the whole family.

Upstairs, you'll find three generous double bedrooms and a fourth bedroom, perfect for a child's room or study. The principal bedroom benefits from a sleek en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Additional highlights include:

Downstairs WC for added convenience
Dedicated home office, ideal for remote working
Separate utility room keeping laundry and appliances tucked away



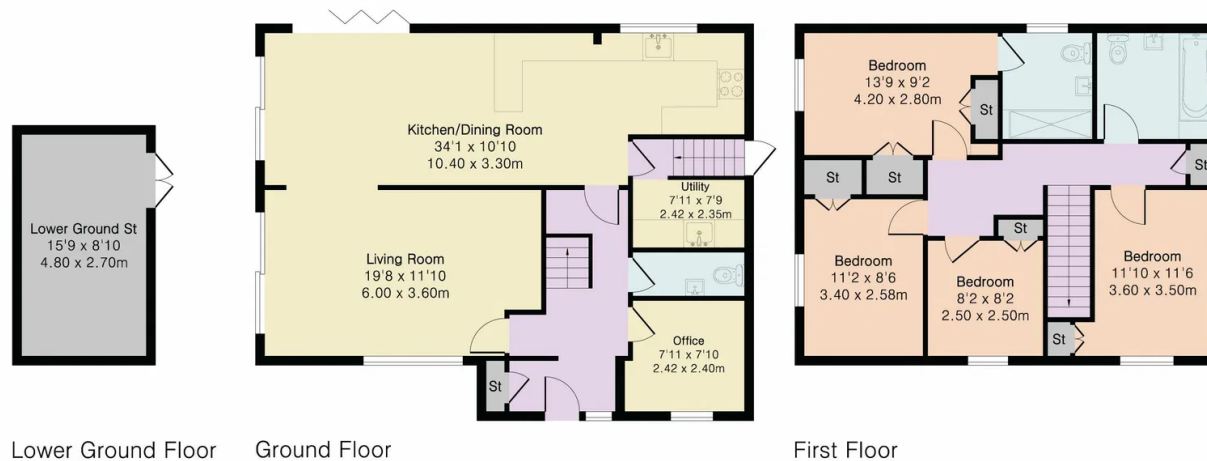


Approximate Gross Internal Area 1663 sq ft - 155 sq m

Lower Ground Floor Area 140 sq ft – 13 sq m

Ground Floor Area 856 sq ft – 80 sq m

First Floor Area 667 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



John Brown & Mark Youll - Sales

105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH

01737 551111

hello@johnbrownmarkyoull.co.uk

<https://www.johnbrownmarkyoull.co.uk/>