



2 Ruxton Close | Coulsdon | Surrey | CR5 2DY

| ASKING PRICE £799,950 | FREEHOLD |

Frost Estate Agents are excited to welcome to the market this modern style detached family home, nestled in a compact and secluded cul-de-sac development, positioned within the favoured area of West Coulsdon. The home adopts a well proportioned and versatile living arrangement throughout and is deserving of your immediate interest.

This handsome property briefly comprises of; canopied porch accessing a generous entrance hallway accompanied by downstairs WC, sizeable and independent rear reception/living room formation, providing interconnecting doors leading into a separate dining room. The ground level also contributes a study room plus a practical kitchen/breakfast room, conveniently linking to a utility room with side access. The first floor grants four generous bedrooms, with two of them featuring en-suite shower rooms, aswell as a separate family bathroom suite.

Outside, the property enjoys a wonderful and secluded easterly facing landscaped rear garden with a range of shrubs and plants, whilst the frontage displays an ornate rockery in conjunction with private driveway, enabling parking for at least two cars and allowing a straightforward approach to the homes double garage.

The property is very conveniently placed for the traditional High Street just a short walk away, and has shops for everyday needs such as Waitrose, Aldi, Boots and Café Nero, together with a number of small independent retailers, restaurants and eateries. By train you're under 30 minutes away from the Capital and all of its world famous entertainment and leisure hotspots, there is a choice of either Coulsdon South or Coulsdon Town stations providing alternative routes to the city.

Close by is the protected Surrey greenbelt of Farthing Downs, with miles of unspoiled countryside and extensive network of paths and cycle routes with wonderful wildlife, walking, cycling and horse-riding opportunities. The Coulsdon and Purley area are known for many excellent state and private schools, which include locally Woodcote High School - a well regarded state school, John Fisher School - a high-performing catholic all boys state school, Laleham Lea Primary School - a co-educational prep-school, Oakwood School - a co-educational catholic primary and Riddlesdown Collegiate, others include St David's, Wallington Girls, Whitgift, Wilsons to name just a few.



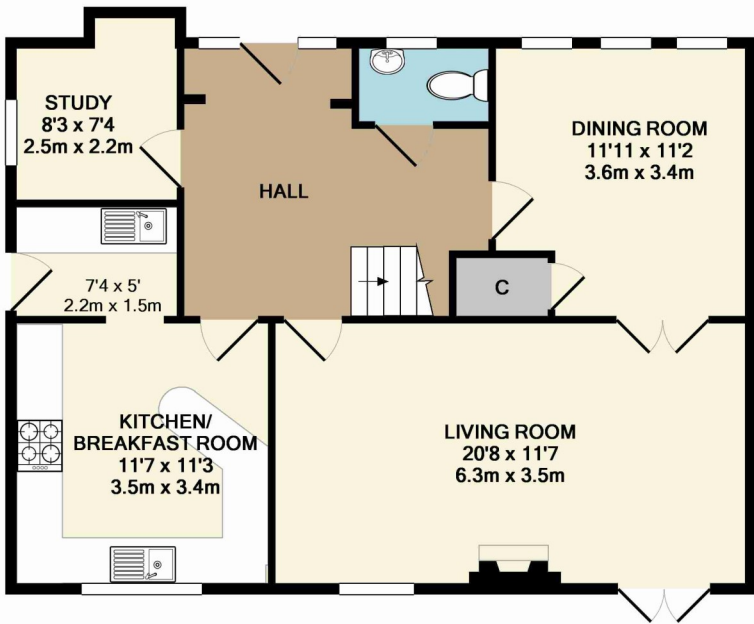
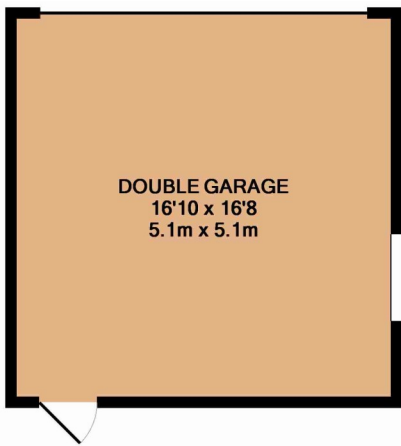




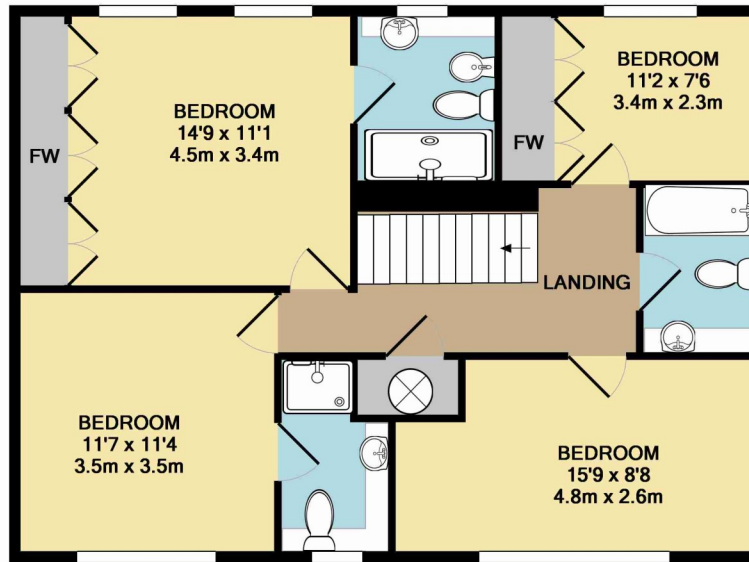








GROUND FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(95.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1778 SQ.FT. (165.1 SQ.M.)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.