

## 4 Bedroom Semi-Detached House for Sale - £700,000

Cane Hill Drive, Coulsdon, Surrey, CR5 3FR



### KEY FEATURES:

- ATTRACTIVE SEMI-DETACHED 4-BEDROOM HSE
- GATWICK AIRPORT 20 MINS DRIVEAWAY
- DRIVEWAY PARKING
- HIGHLY SOUGHT AFTER LOCATION

## Description

Postcode: CR5 3FR

EPC Rating: B

Attractive Semi-detached 4-bedroom Family Home

Bright Open Plan Lounge/Diner

Modern Fitted Kitchen

Downstairs W/C

Three Double Bedrooms

One Medium Size Bedroom

Principal Bedroom with En-Suite

Family Bathroom

Beautifully Maintained Garden

Driveway Parking

Highly Sought After Location

Gatwick Airport 20 mins driveaway

This beautiful, semi-detached family home with versatile accommodation arranged over three floors sits within the modern development of the Cane Hill Estate. Upon entering the property, you are greeted with a spacious entrance hall with staircase to the right. The modern kitchen sits to the front of the property, complete with integrated appliances, base and wall mounted storage units and a large window allowing floods of light into the space. The hallway leads you through to the impressive open plan lounge/diner; a bright and airy room with Velux windows and double doors opening onto the rear garden, making this a great space for entertaining. There is also a downstairs cloakroom with W/C and basin and can be converted into a bathroom if need be. The first floor offers two double bedrooms, one of which benefits from fitted wardrobes. They are both served by the family bathroom with shower over bath, W/C and basin, alongside a mirrored cabinet for handy storage. A turned staircase leads you to the second floor, and before reaching the principal bedroom, you are greeted with a brilliantly versatile space, currently utilised as a dressing area. The generous sized two bedrooms offer heaps of storage from the fitted wardrobes and benefits from an en-suite bathroom with shower, W/C and basin. Outside, the raised, paved patio extends from the rear with steps down onto the well-tended lawn, complete with pretty, raised flower beds. A patio area sits to the front of the garden, the perfect space for summer BBQs and entertaining. The property benefits from a private driveway with enough parking for two cars.

## Location

THE LOCATION Education Coulsdon and Old Coulsdon are well known for good choice of reputable schools. These include Chipstead Valley, Smitham, St. Aidans Catholic, Woodcote Primary and High School, Keston, Old Coulsdon C of E and the Oasis Academy. Coulsdon College provides further education. Sports & Leisure. The open spaces of Farthing Downs and several recreations grounds and parks are in the area together with facilities at golf courses at Woodcote Park and Coulsdon Manor. There are also cricket, tennis and bowls clubs to be found locally. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Transport Coulsdon South station provides rail services to London Bridge (from 21 minutes), London Victoria (from 28 minutes) and Gatwick (from 20 minutes) whilst Coulsdon Town and Woodmansterne will get you to London from 35 to 45 minutes. Numerous bus services provide transport to all the surrounding areas with the closest bus stop being a short walk away on the estate. The M25/M23 intersection at Hooley is approximately 3-4 miles away providing easy access to Gatwick and Heathrow Airports.

LOCAL AUTHORITY: Croydon London Borough Council

COUNCIL TAX: Band E - £2,737.00







## Floorplan(s)

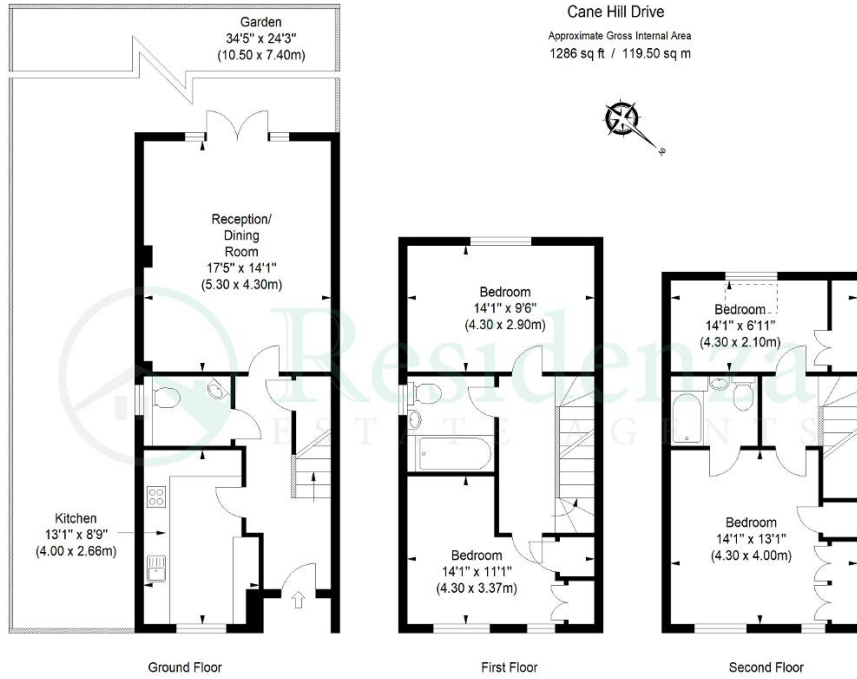


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		