



Excellent modern house, located at the heart of the Cane Hill community

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## Cruden Place Coulston CR5

London 16 miles  
Coulston ½ mile Banstead Village 4 miles  
Coulston South Station to London from 23 minutes  
M25 / M23 Intersection 5 miles  
*All times and distances are approximate*

An excellent modern detached house situated at the heart of the sought-after Cane Hill community.

Built around ten years ago, this four-bedroom home has been designed with modern family lifestyle in mind.

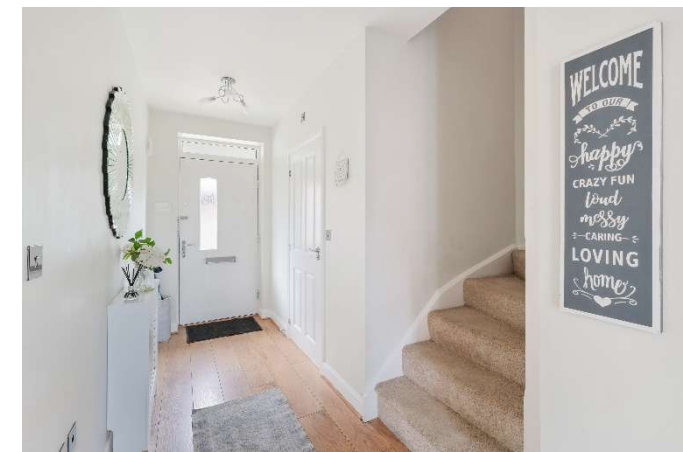
**Offers in excess of £700,000**

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Telephone 01737 363333

[banstead@richardsaunders.co.uk](mailto:banstead@richardsaunders.co.uk)



- Entrance Hall   ■ Cloakroom
- Sitting Room   ■ Kitchen – Dining Room
- 4 Bedrooms   ■ Ensuite Shower Room   ■ Family Bathroom
- Private driveway parking for 2 cars
- Around 48' x 25' Rear Garden



One of a development built in 2016 by the renown David Wilson Homes, this unique home offers bright and spacious accommodation, perfect for modern family living.

The ground floor features a sitting room with large square bay window and the open plan kitchen – dining room features a contemporary high-gloss kitchen with integrated appliances. There are double doors leading out onto the patio and garden, making an ideal space for entertaining friends and family.

On the first floor, there are four good-sized bedrooms, and the principal bedroom has an ensuite shower room in addition to the family bathroom. There is also a loft for storage. There is generous parking for two cars on the driveway and a gate leads to the rear garden which extends to almost 50'.

As you would expect from today's leading housebuilders, the property has a high energy-efficiency rating; there is double glazing, gas central heating and solar-assisted power.

An excellent modern house, presented in very good decorative order.



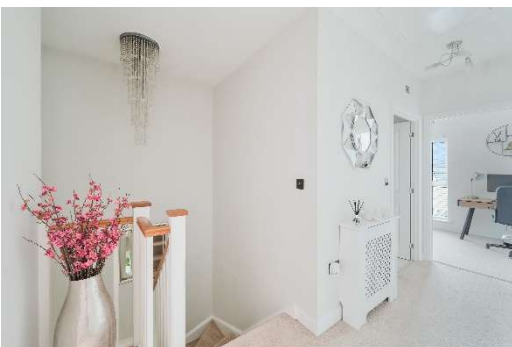


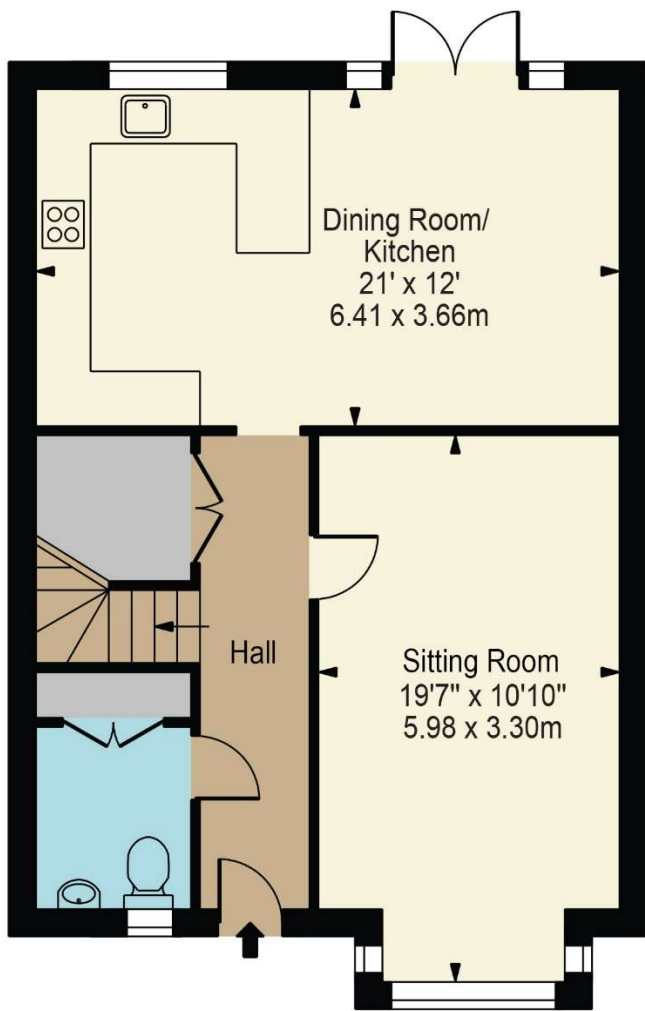
Situated at the heart of the sought-after Cane Hill development, the property is ideally placed for all the needs of a modern family life. The property is just a short walk from the estate's woodland walks, play areas and pond.

Just a few minutes' walk away, Coulsdon town centre has a variety of shops, coffee shops and amenities including Aldi and Waitrose Supermarkets and there is an excellent choice of schooling locally including Smitham Primary and St Aidan's RC primary, a little further, Chipstead Valley and Woodcote Primary and High school.

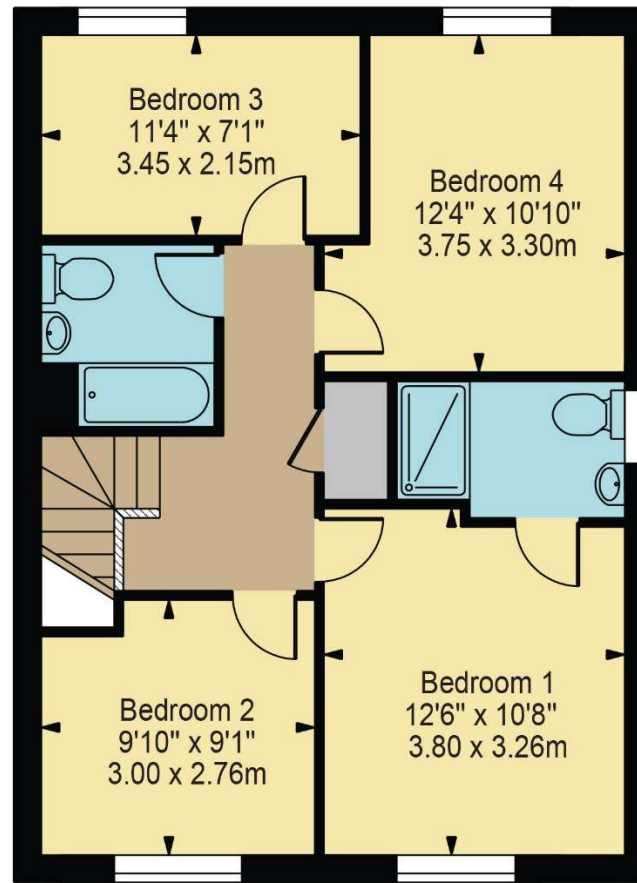
This location is also perfect for access by road and rail; Coulsdon South station is within just a few minutes' walk and has fast services into London whilst nearby the A23 provides an arterial route to London and to the M25 / M23 intersection, bringing fast access to the nation's motorway network. Both Gatwick and Heathrow airports, the channel tunnel and coastal ports are all easily reached.

On the edge of open Surrey Hills countryside, Cane Hill is close to perfect open spaces for walks, cycling and running such as the nearby Farthing Downs. There are many venues locally for sport, leisure and cultural pursuits including many pubs, restaurants, theatre and cinema, gyms, golf and sports clubs.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA 1,257 SQ FT / 116.8 SQ M

The many features of this fine home include:

- Detached house with a crisp, contemporary finish
- Bright interior with large double glazed windows
- Spacious sitting room with bay window
- Open plan kitchen-dining room with double doors to patio
- Modern, high-gloss fitted kitchen with integrated appliances
- Four good sized bedrooms, one with ensuite shower
- Rear garden of some 48' x 25' with storage shed
- Generous driveway parking for two cars
- Beautifully presented contemporary home
- Sought-after, quiet location with excellent accessibility



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Cane Hill Estate Service Charge: £450 pa approx  
 Local Authority: London Borough of Croydon  
 Council Tax Band: E  
 Broadband: Full Fibre Broadband  
 Services: All mains services are connected  
 To the best of our knowledge on production of this brochure

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