



barnard marcus

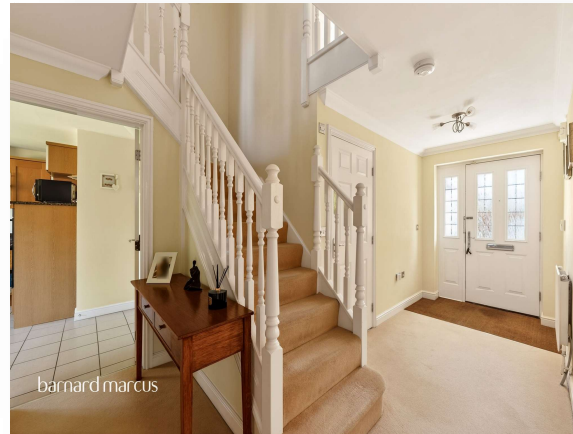
Bowen Way, Coulsdon CR5 1SB

Not for marketing purposes INTERNAL USE ONLY

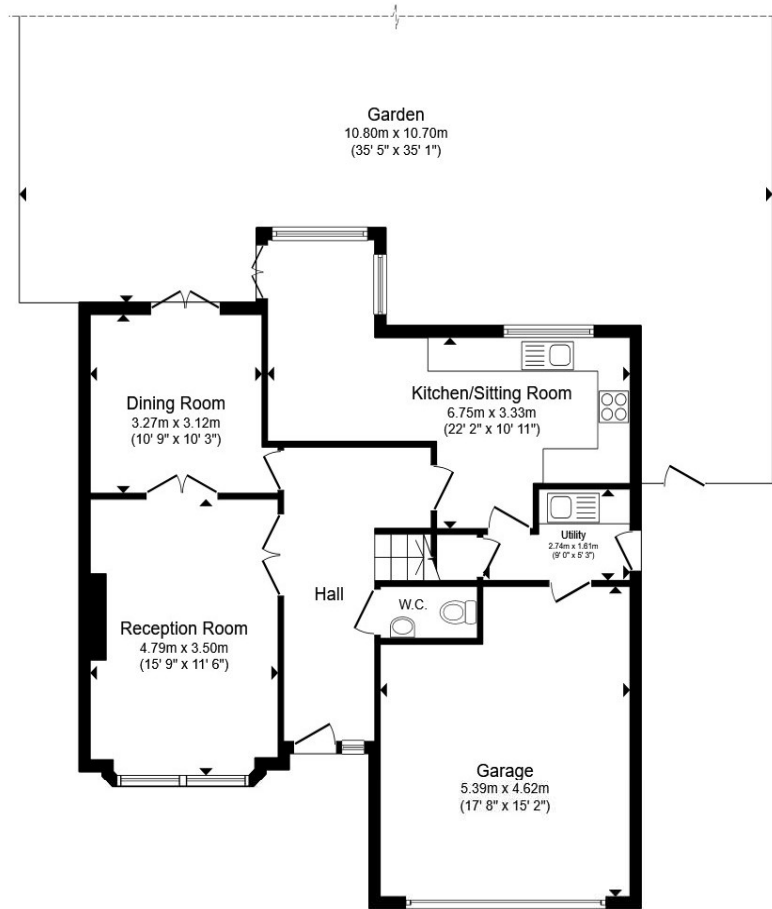
welcome to

Bowen Way, Coulsdon

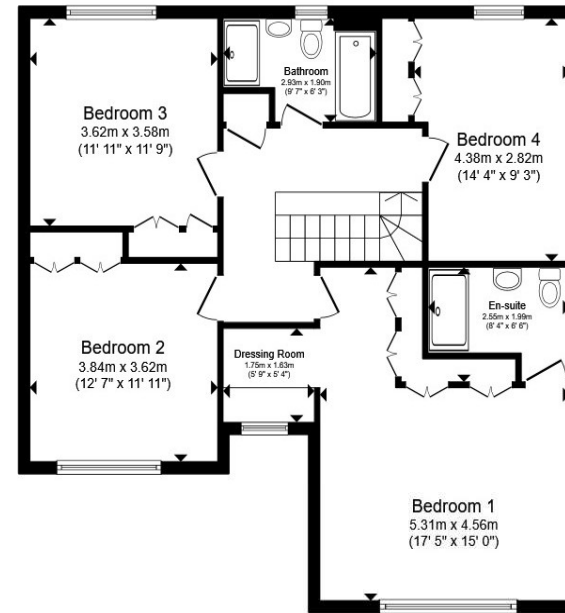
This beautifully arranged four-bedroom home offers generous living space, a practical layout, and excellent versatility-perfect for modern family life. The ground floor welcomes you with a central hallway leading to a bright and inviting reception room, ideal for relaxing or entertaining guests. A separate dining room provides a more formal setting for meals and special occasions. To the rear, the heart of the home is a spacious open-plan kitchen and sitting area, thoughtfully designed for everyday living, currently used as a lounge, with direct access to the garden. A useful utility room with direct access to the double garage for convenience, and a downstairs W.C. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom with en-suite and a dressing room is a standout feature. Three additional bedrooms provide flexibility for family, guests, or home working, all served by a modern family bathroom. Externally, the property boasts a large, private rear garden-ideal for entertaining, children's play, or simply enjoying outdoor living. The garage and additional space enhance the home's practicality and storage options. Despite being a tranquil, quiet village, the M23 is just 2 minutes away, out of the village and down the hill, offering great connections across the south. A superb blend of comfort, space, and functionality, this home is perfectly suited to growing families or those seeking flexible living in a well-designed property



Location



Ground Floor



First Floor



Total floor area 177.0 m² (1,905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Bowen Way, Coulsdon

- Four DOUBLE bedrooms
- Stunning views
- Large driveway
- No through road
- Integral double garage

Tenure: Freehold EPC Rating: C
Council Tax Band: G

£875,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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Property Ref:
RDH104016 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

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