



MONOCHROME | HOMES

Offers over £550,000

Deepfield Way, Coulsdon, CR5 2SR



# Property Summary

## OVERVIEW

Presenting this three bedroom detached home, tucked away in a quiet cul-de-sac with a large driveway, garage and rear garden,

### Accommodation

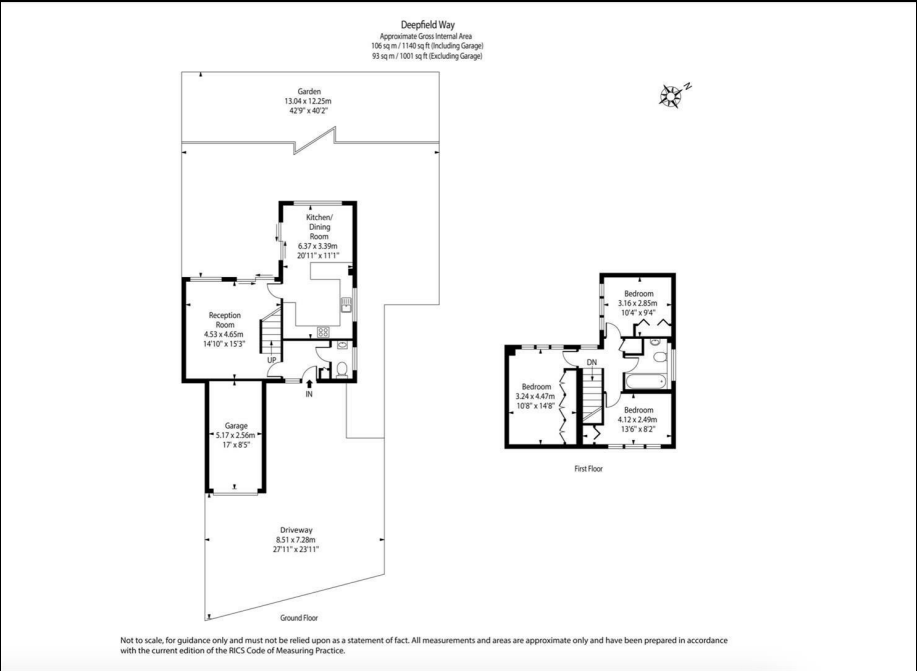
This attractive three-bedroom detached home is tucked away in a quiet cul-de-sac and offers an ideal layout for modern family living. The ground floor comprises a convenient cloakroom with WC, a spacious lounge, and a stunning open-plan kitchen/dining room. The kitchen is a standout feature of the home, benefiting from ample storage, an abundance of natural light, and a breakfast bar that makes it perfect for both everyday use and entertaining. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the property features three well-proportioned double bedrooms and a generous family bathroom. The principal bedroom further benefits from built-in wardrobes and enjoys beautiful, far-reaching views across the Coulsdon Valley. Externally, the front of the property offers a large driveway providing parking for multiple vehicles, along with access to the single garage. Side access leads to the secluded rear garden, which is ideal for entertaining, with a spacious patio area and a well-maintained lawn framed by mature hedging and shrubs, creating a high degree of privacy from neighbouring properties.

### Location

Deepfield Way is located in the popular residential area of Coulsdon in Surrey, offering a peaceful suburban setting with excellent local amenities. The property is within easy walking distance of Coulsdon Town and Coulsdon South railway stations, providing regular services into central London, Gatwick Airport and beyond — ideal for commuters. Residents benefit from proximity to Coulsdon High Street, with shops, cafés, restaurants and supermarkets, as well as strong bus links and convenient access to the M23/M25 motorway network for wider travel. The area is well-regarded for families, with a choice of highly-rated schools nearby and easy access to substantial green spaces such as Farthing Downs, Happy Valley and Coulsdon Memorial Park, perfect for walks and outdoor activities.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                                       |                                                     |           |                         |                                                                                       |
|---------------------------------------------|---------|------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|-----------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                                       | Current                                             | Potential |                         |                                                                                       |
| Very energy efficient - lower running costs |         |                                                |                                                                                       | Very environmentally friendly - lower CO2 emissions |           |                         |                                                                                       |
| (92 plus) A                                 |         |                                                |                                                                                       | (92 plus) A                                         |           |                         |                                                                                       |
| (81-91) B                                   |         |                                                |                                                                                       | (81-91) B                                           |           |                         |                                                                                       |
| (69-80) C                                   |         |                                                |                                                                                       | (69-80) C                                           |           |                         |                                                                                       |
| (55-68) D                                   |         |                                                |                                                                                       | (55-68) D                                           |           |                         |                                                                                       |
| (39-54) E                                   |         |                                                |                                                                                       | (39-54) E                                           |           |                         |                                                                                       |
| (21-38) F                                   |         |                                                |                                                                                       | (21-38) F                                           |           |                         |                                                                                       |
| (1-20) G                                    |         |                                                |                                                                                       | (1-20) G                                            |           |                         |                                                                                       |
| Not energy efficient - higher running costs |         |                                                |                                                                                       | Not environmentally friendly - higher CO2 emissions |           |                         |                                                                                       |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           | EU Directive 2002/91/EC |  |

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