



5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Grove Wood Hill | Coulsdon | CR5 2EL

**£4,500**

**LOFT**

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2EL  
£4,500

- Immaculately presented detached home
- Large driveway for multiple cars and mature rear garden with patio and lawn
- Envious open plan kitchen area with bi-fold doors and island
- Modern kitchen with high quality integrated appliances
- Hard flooring throughout the sitting and dining room
- Cosy snug room- perfect for kids
- Garage with electric door and utility area
- Five great size bedrooms, spread across two floors with en-suite to the primary bedroom
- Sought after road, ideally situated for great schools and transport links



Designed beautifully with high quality throughout and an abundance of space on offer!



## Ground Floor

### Porch

### Sitting Room

29'2 x 23'4 (8.89m x 7.11m)

### Dining Room

23'4 x 10'4 (7.11m x 3.15m)

### Kitchen/Breakfast Room

### Snug/Play Room

### First Floor

### Landing

### Bedroom 1

14'9 x 14'7 (4.50m x 4.45m)

### Dressing Area

### En-suite

### Bedroom 2

### Bedroom 3

14'11 x 10'6 (4.55m x 3.20m)

### Bedroom 4

14'1 x 13'8 (4.29m x 4.17m)

### Family Bathroom

### Second Floor

### Bedroom 5

15'9 x 14'7 (4.80m x 4.45m)

### Outside

### Driveway

### Garage

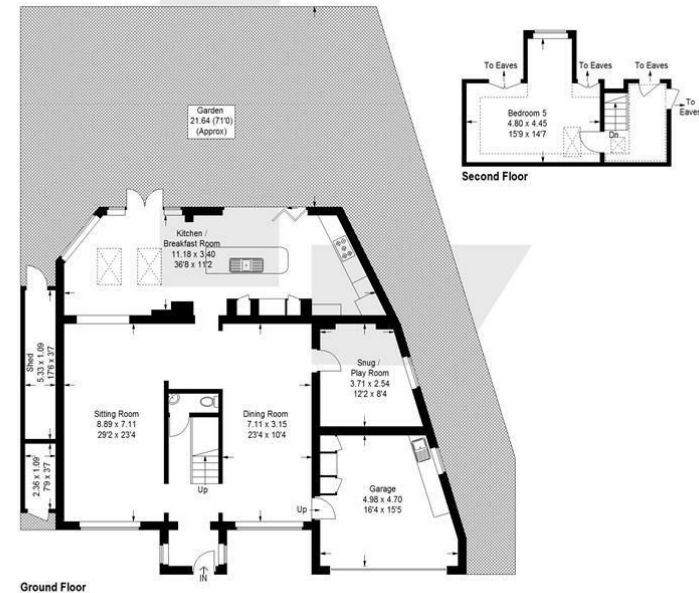
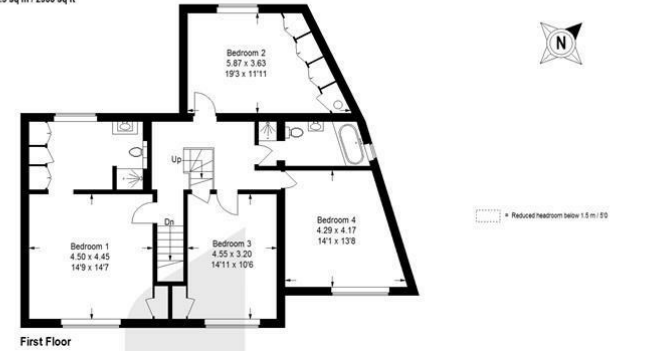
16'4 x 15'5 (4.98m x 4.70m)

### Rear Garden



## Grove Wood Hill, CR5

Approximate Gross Internal Area  
(Including Garage / Excluding Shed)  
272.5 sq m / 2933 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1256088)

EPC Rating: D

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