



Guide Price
£450,000

Freehold

3x  2x  2x 

**Coulsdon Road,
Coulsdon, Surrey, CR3**

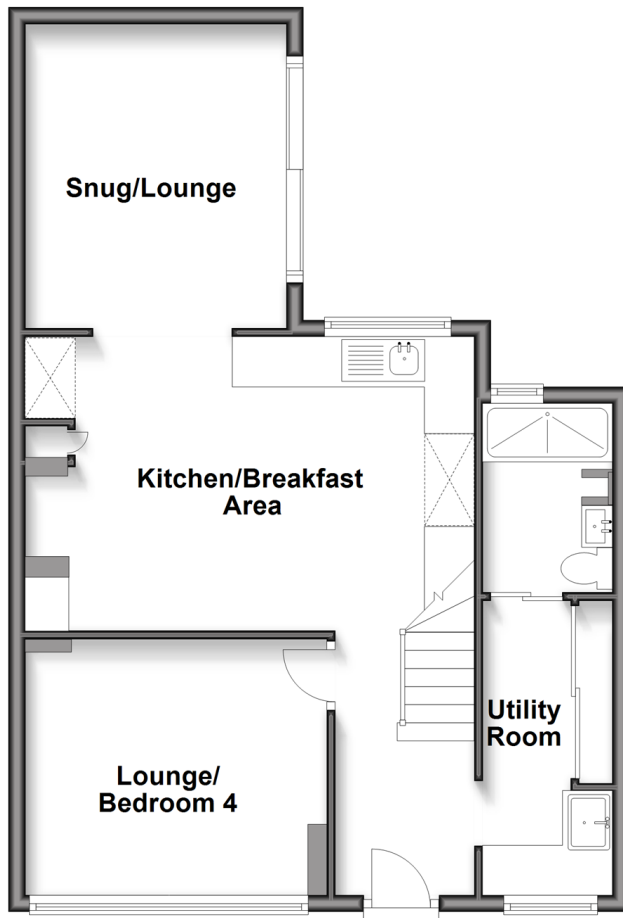
OVER 60?

Secure this property
for up to **59% less!**

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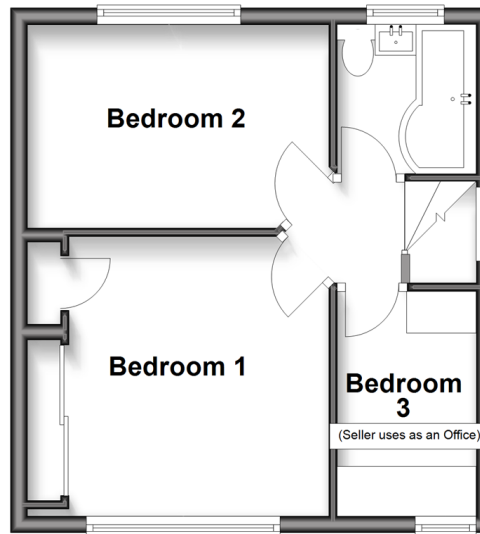
Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Outbuilding

Approx. 9.1 sq. metres (98.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Bedroom 4: 11'0 x 10'0 (3.36m x 3.05m)

Kitchen/Breakfast Area: 16'0 x 11'0 (4.88m x 3.36m)

Snug/Lounge: 11'10 x 11'0 (3.61m x 3.36m)

Utility Room: 11'0 x 5'0 (3.36m x 1.53m)

Shower Room: 7'11 x 5'0 (2.41m x 1.53m)

FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'4 up to fitted wardrobes (3.36m x 2.85m)

Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)

Bedroom 3: 8'0 x 6'0 (2.44m x 1.83m)

Family Bathroom: 5'11 x 5'10 (1.80m x 1.78m)

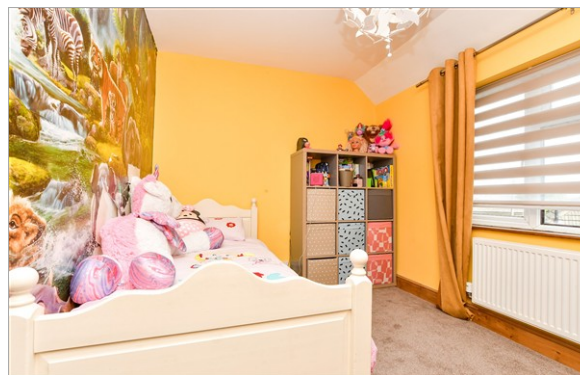
OUT BUILDING

Gym/Office: 10'10 x 9'0 (3.30m x 2.75m)

OUTSIDE

Driveway

Rear Garden



Main features

- Full internal refurbishment including Kettle Tap & garden office/gym
- Side extension with utility room and shower room
- Extended kitchen/diner with family area
- Smart home assistance including CCTV system
- Driveway for 2 cars with provisions for EV installation



Nearest Schools

Primary Schools: Hillcroft Primary 0.8 miles, Audley Primary 1.2 miles, St Francis Catholic Primary 1.2 miles

Secondary Schools: Clifton Hill School 0.6 miles, de Stafford School 1.0 miles, Oasis Academy 1.0 miles



Transport Information

Train Stations: Caterham 1.6 miles, Whyteleafe 1.9 miles, Coulsdon South 2.1 miles



Address

Coulsdon Road, Coulsdon, Surrey, CR3



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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