



6 Cattley Place, Coulsdon, CR5 3GT

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- 5 well-proportioned bedrooms and 4 modern bathrooms, offering ample space and flexibility for families.
- Air conditioning installed in the main living room and 3 bedrooms for year-round comfort.
- Large windows throughout flood the home with natural light while capturing lovely surrounding views.
- Features a spacious double garage along with off-street parking for 2 vehicles.
- An easy-to-maintain garden ideal for outdoor relaxation without the hassle of heavy upkeep.
- Equipped with solar panels to help reduce energy costs and environmental footprint.
- Approximately a 5 minute walk to Coulsdon South Station, providing fast and direct connections into central London
- Short walk to Coulsdon town centre which has shops, cafes and supermarkets
- Access via rail and road to many schools (both state and private)
- Situated near children's play area and surrounded by green spaces including Farthing Downs, Happy Valley and Coulsdon Common

£950,000 Freehold



DESCRIPTION

A superb opportunity to acquire an immaculate five-bedroom detached house located in the sought-after area of Coulsdon. Presented in excellent condition throughout, this contemporary family home effortlessly combines comfort, style, and practicality, making it ideal for modern family living.

Stepping inside, you are welcomed by an abundance of natural light, thanks to huge windows that illuminate the spacious interiors. The property boasts a generous living room, perfectly complemented by air conditioning for year-round comfort—also available in three of the bedrooms. The expansive kitchen/dining area is designed for both everyday living and entertaining, with ample space to gather and enjoy meals together.

Upstairs, five well-proportioned bedrooms offer flexibility for families of all sizes, while four and a half bathrooms help eliminate any morning rush. Airy bedrooms provide restful retreats, and large windows frame pleasant outlooks over the easy-to-maintain garden. The garden is perfect for busy lifestyles and features a dedicated children's play area just outside, making it especially suitable for families.

Eco-conscious buyers will appreciate the addition of solar panels, providing both lower energy costs and reduced carbon footprint. Externally, there is parking for two cars as well as a double garage, offering ample space for vehicles and storage.

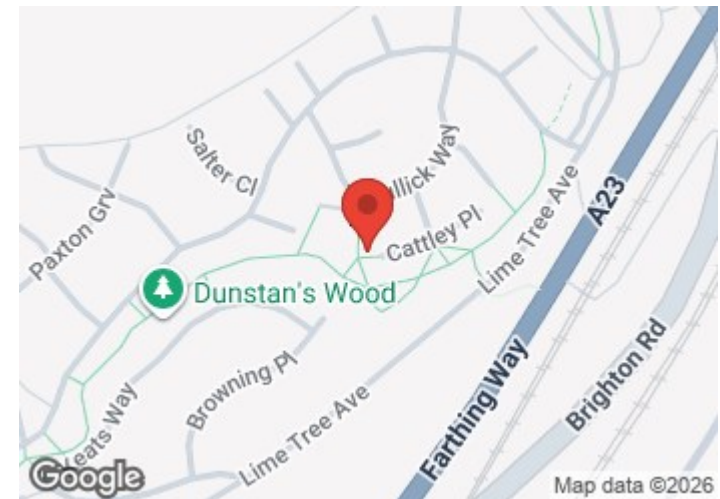
The location is second to none: just a five-minute walk to the station with fast trains whisking you into central London, making it ideal for commuters. The house is within easy walking distance to the amenities of Coulsdon, with popular supermarkets Waitrose and Aldi nearby.

This property offers a rare blend of convenience, sustainability, and luxury in a vibrant, family-friendly location.

SETTING

Coulsdon combines excellent transport links with a relaxed, community-focused lifestyle. Surrounded by green spaces including Farthing Downs, Happy Valley and Coulsdon Common, it offers plenty of opportunities for walking, cycling and outdoor activities, while still providing direct rail connections to Central London and Gatwick Airport. The area is well served by local shops, cafés, restaurants and highly regarded schools, making it particularly appealing to families, commuters and anyone looking for a balance between city convenience and access to nature.

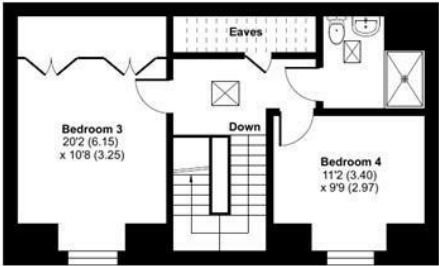
Agents Note; NHBC Warranty has approx 3 years remain.



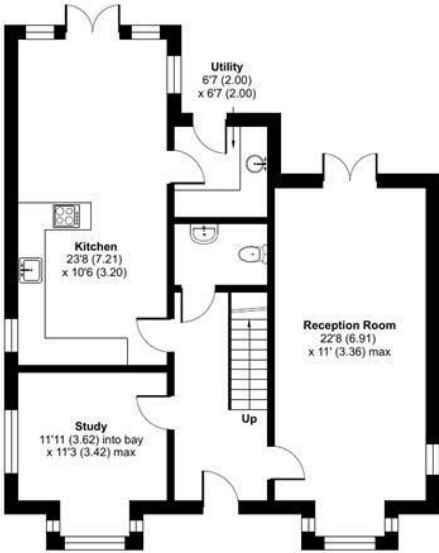
Cattley Place, Coulsdon, CR5

Approximate Area = 2106 sq ft / 195.6 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 2589 sq ft / 240.4 sq m
For identification only - Not to scale

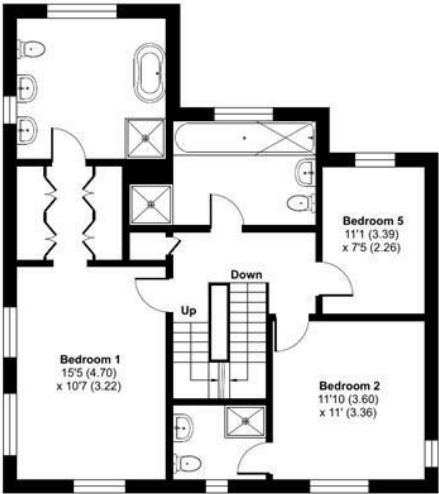
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1496587