A modern family home with an abundance of style and set in a sought-after location

exclusive to

SAUNDERS

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Coulsdon
CR5

Coulsdon South Train station (0.3 Mile)
M25 (6 Miles)
Local Shops within a short walk
All times and distances are approximate

Situated within a short walk of Coulsdon's vast array of amenities and superb train links, this beautiful detached, extended four-bedroom home is brimming with character and offers generous, flexible living accommodation throughout.

To the rear, a stunning landscaped garden creates a wonderful setting for relaxing and entertaining, while the spacious outbuilding offers an array of options.

Asking Price £800,000

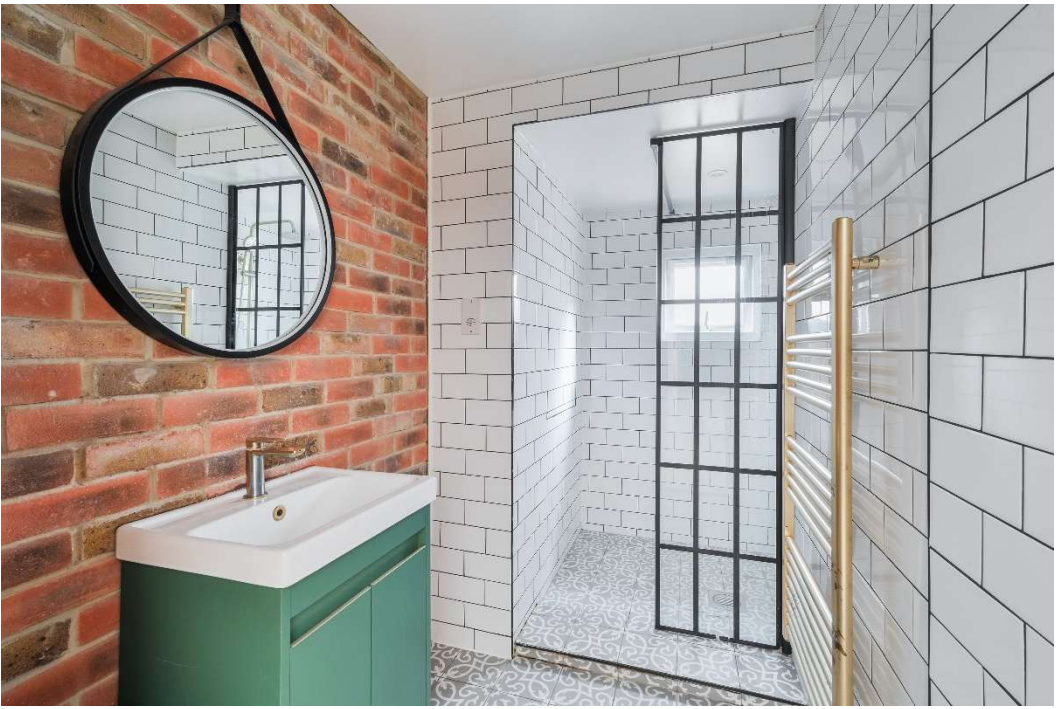
View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 363333

banstead@richardsaunders.co.uk

- Entrance Hall
- Kitchen-Sitting Room
- Dining Room
- Shower room
- Bathroom
- Eaves Storage
- Four Bedrooms
- En-Suite Shower Room
- Landscaped Garden
- Gym/Bar
- Off-Street Parking

Set on one of Coulsdon's most desirable roads and within a generous plot, this exceptional detached family home is a perfect blend of timeless character and modern living. The ground floor welcomes you with a spacious entrance hall, leading to an exceptional open plan kitchen/sitting room, complete with a log burner, and separate dining room, two double bedrooms, shower room and bathroom.

Upstairs, two more bedrooms provide superb space for the whole family, with an en-suite to the principal bedroom. Much time has been allocated to the finer details of this property, and this care and attention continues into the beautifully landscaped garden - a tranquil and private retreat, ideal for entertaining and family life. Finally, there is an abundance of off-street parking and a gym/bar in the garden.



Coulsdon's town centre offers a wide variety of shops, bars, cafes and restaurants. There are also a number of excellent schools within close proximity including the very popular Smitham Primary School, Serenity School, Chipstead Valley Primary. From Coulsdon South Station you can access both Victoria and London Bridge – circa 25 minutes of travel time. Likewise, Gatwick Airport is easily accessible and is just 26 minutes in the other direction. Road links are excellent with the A23 moments away, providing easy access to London, the South Coast and the M25.

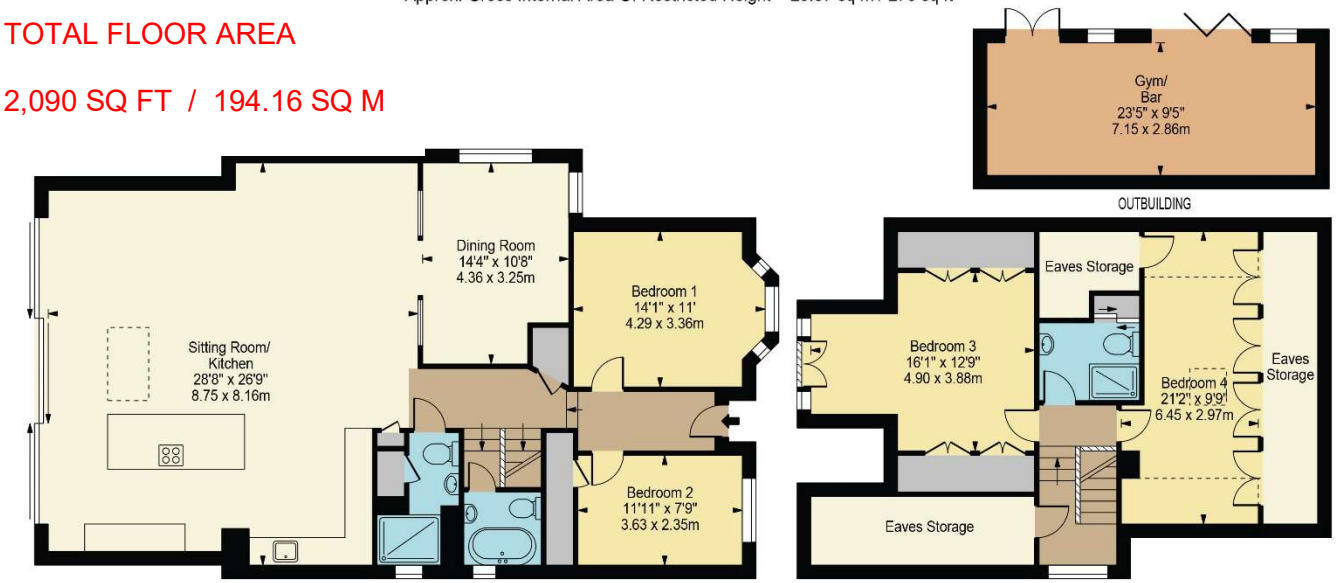
There are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by.

Reddown Road,
Coulsdon

Approx. Gross Internal Area = 194.16 sq m / 2090 sq ft
(Including Eaves Storage, Restricted Height Area & Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding = 20.45 sq m / 220 sq ft
Approx. Gross Internal Area Of Restricted Height = 25.87 sq m / 278 sq ft

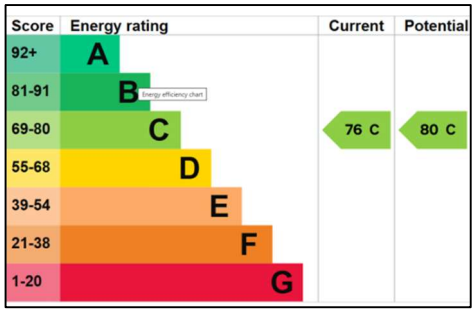
TOTAL FLOOR AREA

2,090 SQ FT / 194.16 SQ M



For Illustration Purposes Only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The many features of this fine home include:

- Popular Location
- En-Suite to Principle Bedroom
- Four Bedrooms
- Ample Off-Street Parking
- Gym/Bar
- Modern Kitchen/ Sitting room
- Spacious Entrance Hall
- Landscaped Garden

Tenure: Freehold
Local Authority: Croydon
Council Tax Band: E
Broadband: Full Fibre Broadband
All mains services

To the best of our knowledge
on production of this brochure

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.