2 Shenfield Close, Coulsdon, CR5 3ER

Offers over £1,100,000

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Overview

Watson Homes are delighted to introduce this beautifully presented six bedroom detached family home, discreetly positioned within an exclusive private cul-de-sac of just five family residences, ideally situated on the borders of Chipstead Village and Coulsdon.

Shenfield Close is an impressive and versatile family home offering generous accommodation arranged over three floors, with a thoughtful layout designed to provide both comfortable family living.

The ground floor features a welcoming separate lounge, formal dining room and study, together with a well-appointed fitted kitchen and separate fitted utility room.

Upstairs, the property provides six bedrooms, including an impressive principal bedroom and a well-appointed guest suite, both benefiting from their own en-suite facilities. The remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress, with a private driveway providing parking for several vehicles, together with a substantial double garage offering space for two cars and additional storage space. The gardens have been thoughtfully landscaped, creating a peaceful and tranquil environment while complementing the traditional appearance and character of this attractive development.

Convenient access to a wealth of local amenities, countryside and excellent transport connections, whilst retaining the peaceful feel of a tucked-away family setting.

A rare opportunity to acquire a substantial and versatile family residence.

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Accommodation

Front Driveway
A generous private driveway providing off-street parking for at least four vehicles, finished with attractive York stone paving, white stone gravel and established landscaped borders with mature planting. The front entrance features a distinctive blue hardwood door with double glassed feature panels, complemented by frosted double-glazed side panels. Access to the integral double garage is provided from the driveway, with manually operated up-and-over doors and external water point. At the side of the house there is secure gated access to the rear of the house and garden.

Entrance Hall
A welcoming entrance hall featuring American Oak-effect Karndean flooring, radiator and doors leading to the downstairs cloakroom, office, kitchen and reception rooms. Useful understairs storage cupboard with fitted lighting.

Downstairs Cloakroom
Finished with attractive floor-to-ceiling black porcelain tiling incorporating a decorative feature band and partially mirrored walls. Fitted with a wall-hung WC with concealed cistern and chrome push-button flush, together with a wall-mounted curved wash hand basin and chrome mixer tap plus heated towel radiator and Karndean flooring.

Office
A useful home office/study with UPVC double-glazed window overlooking the front aspect, radiator and fitted carpet.

Kitchen
A stylish Magnet-fitted kitchen, incorporating an extensive range of Limed Oak wall and base units, with Green Pearl Granite work surfaces and an inset one-and-a-half-bowl stainless steel sink with chrome mixer tap. Integrated appliances include Bosch dishwasher, AEG fridge and freezer, NEFF double oven and AEG induction hob with extractor fan. Attractive cream ceramic tiled flooring and excellent storage and preparation space.

Utility Area
Fitted with cream ceramic tiled flooring, a range of storage cupboards and space/plumbing for washing machine and condensing tumble dryer. Stainless-steel sink with chrome mixer tap, wall-mounted central heating boiler with associated equipment and external door providing access to the front of the house and garden via the side of the property.

Reception One
A substantial and elegant principal reception room featuring UPVC double-glazed windows, two radiators and a feature fireplace with surround and hearth. Wide aluminium bi-fold double-glazed doors provide an attractive outlook and direct access onto the landscaped rear garden. Finished with taupe carpeting.

Reception Two
A versatile second reception room featuring American Oak-effect Karndean flooring, radiator and UPVC double-glazed windows and UPVC double glazed doors providing access to the garden. Double doors leading through to the principal reception room.

First Floor Landing
Spacious landing area with radiator and useful double storage cupboard. Doors leading to four bedrooms and the family bathroom.

Bedroom One
A well-proportioned principal bedroom featuring UPVC double-glazed window, radiator and grey carpeting. Excellent fitted storage is provided by four large mirrored sliding wardrobe doors, opening to a generous dressing/wardrobe area. Door leading to:

En-Suite Bathroom
A well-appointed en-suite featuring Amtico flooring and white gloss wall tiling with a decorative feature tile. Comprising close coupled WC, wash hand basin with chrome mixer tap, large curved bath with chrome fittings, and separate glazed shower enclosure fitted with a Mira thermostatic shower. UPVC double-glazed window, radiator and useful fitted storage, including mirrored storage units.

Bedroom Two
Double bedroom with UPVC double-glazed window, radiator, grey carpeting and useful built-in storage cupboard.

Bedroom Three
Double bedroom with UPVC double-glazed window, radiator, grey carpeting and useful built-in storage cupboard.

Bedroom Four
Double bedroom with UPVC double-glazed windows, radiator, grey carpeting and useful built-in storage cupboard.

Family Bathroom
Contemporary family bathroom featuring Kardean flooring and UPVC double-glazed window. Fitted with a substantial vanity unit incorporating twin wash hand basins, coloured safety glass work surface and partially mirrored wall. Large curved bath with a Hudson Reed mixer tap and separate shower attachment, together with a Hudson Reed Thermostatic shower over the bath, glass shower screen and additional mirrored storage. Chrome heated towel rail.

Stairs To Second Floor
Providing access to two further bedrooms and a second bathroom, making this an exceptionally versatile family home.

Second Floor Landing
UPVC double-glazed window providing natural light to the landing.

Bedroom Five
A spacious additional bedroom featuring UPVC double-glazed window, two Velux-style skylights, radiator, cream carpeting and built-in storage cupboards and additional useful storage within the eaves.

Bedroom Six
Further well-proportioned bedroom featuring two skylights, radiator, cream carpeting, built-in storage cupboard and additional useful storage within the eaves.

Second Floor Bathroom
Fitted with Kardean flooring and attractive beige rectangular feature tiling. Comprising wall-mounted wash hand basin with a Ultra Amber Helix mixer tap, close coupled WC with chrome push-button flush, panel-enclosed bath with overhead thermostatic multi-value shower with incorporated bath filler, chrome fittings and glazed shower screen. Built-in storage cupboards, chrome heated towel rail and UPVC double-glazed window.

Landscaped Rear Garden
A beautifully landscaped and thoughtfully designed rear garden, ideal for both entertaining and family enjoyment. The garden features extensive York stone paving, an attractive rendered retaining wall with established flower beds and integrated lighting, together with a covered awning providing an additional outdoor entertaining area.

Further features include a dedicated decked sun terrace, summer house, storage shed, external lighting and water point. The combination of paved, decked and landscaped areas provides a low-maintenance yet highly attractive outdoor space.

Integral Double Garage
A substantial integral double garage providing parking for two vehicles, with manually operated garage doors. The garage benefits from a fully boarded loft/storage area accessed via a fitted ladder, together with lighting and electrical points, providing excellent additional storage potential.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

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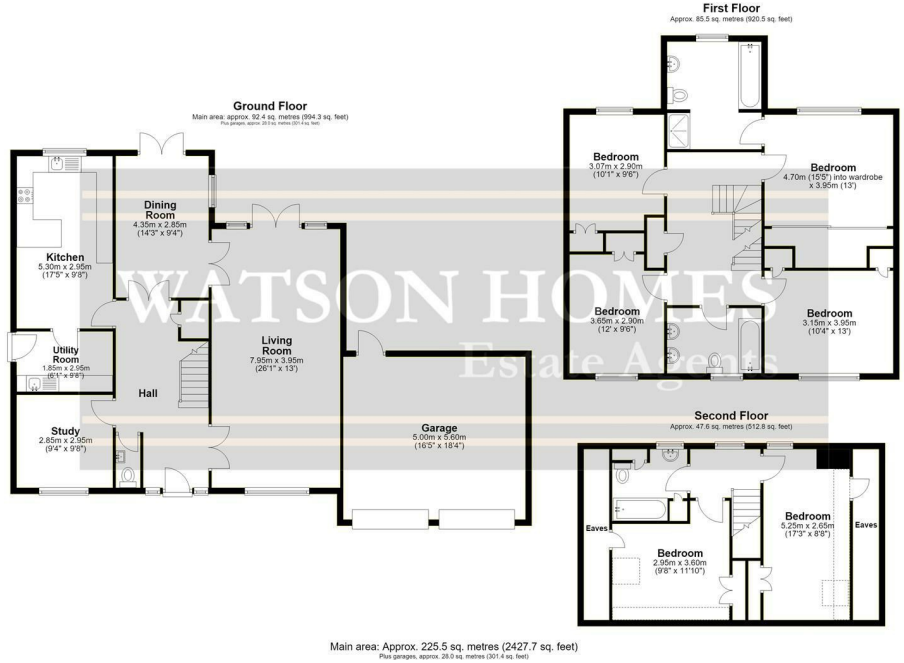
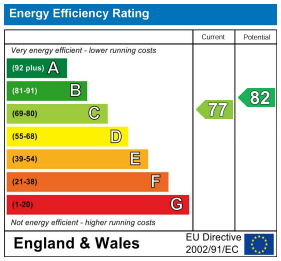
Floor Plan





Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

Additional Information

The boiler was installed on 19.02.2018 and has been serviced annually.

The garden is south facing.

The owners could possibly vacate.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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