



A truly outstanding 4-bedroom home in this sought-after Coulsdon location

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Coulsdon CR5

London 15 miles
Coulsdon 1 mile Banstead Village 3 miles Reigate 6 miles
London by rail 21 minutes from Coulsdon South
or 45 minutes from Chipstead
M25 / M23 intersection 3 miles
All times and distances are approximate

In an elevated setting on the Coulsdon / Chipstead border, this outstanding semi-detached house has been refurbished to create a sophisticated and luxurious home.

Over 2,600 sq ft of family accommodation that is sure to impress.

Price £800,000

View by appointment please, exclusively
through Richard Saunders and Company
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- Entrance Hall ■ Cloakroom ■ Sitting Room
- Open plan Kitchen – Dining - Family Room ■ Utility Room
- 4 Bedrooms ■ 2 Ensuite Shower Rooms ■ Family Bathroom
- Garage ■ Frontage with further off-street Parking
- Some 115' x 33' Rear Garden ■ Detached Leisure Room with Indoor Pool



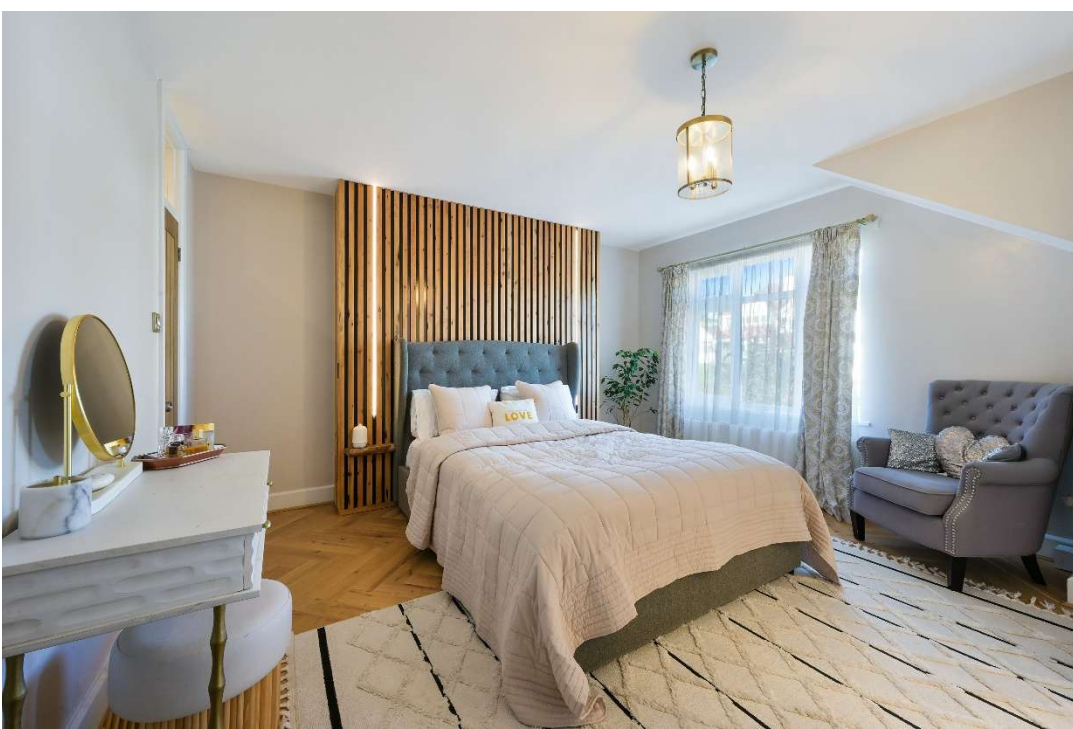
This wonderful home is perfect for modern family life. The open plan kitchen – dining – sitting room is surely the hub of the house and is bathed in natural light from its multiple Velux skylights. The sleek kitchen has integrated appliances and quartz-granite surfaces and island counter, and there are full height sliding doors open to the terrace, creating perfect spaces for entertaining. There is also a separate sitting room for relaxation.

The first floor has been extended and re-designed too, now offering four double bedrooms and three bath / shower rooms. Both the principal and second suites have dressing rooms and ensuite shower rooms, the family bathroom serves the other two bedrooms.

The good-size frontage has been paved to create off-street parking for several cars in addition to an extended garage, now over 13' wide. The rear garden extends to some 115', laid mainly to lawn and the addition of a detached leisure room with exercise pool is another luxury to mention.

An interior viewing is essential.





So popular with families, this quieter location on the Coulsdon/Chipstead border is close to a choice of excellent schools including Chipstead Valley Primary, rated as 'Outstanding' by Ofsted.

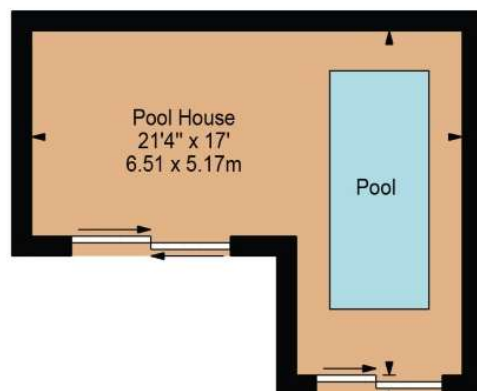
Coulsdon town centre is around a mile away and offers varied shopping and Waitrose and Aldi Supermarkets

Coulsdon South Station is within walking distance and has fast services into London and the M23/M25 intersection is within a few minutes' drive, bringing Gatwick in 20 minutes, Heathrow in 40 minutes and the coastal ports and the Eurotunnel also within easy reach.

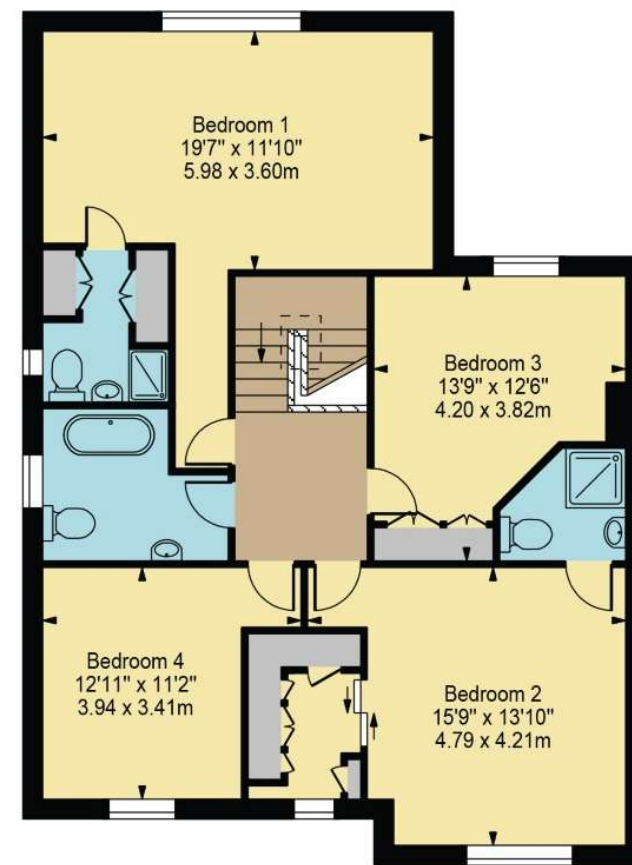
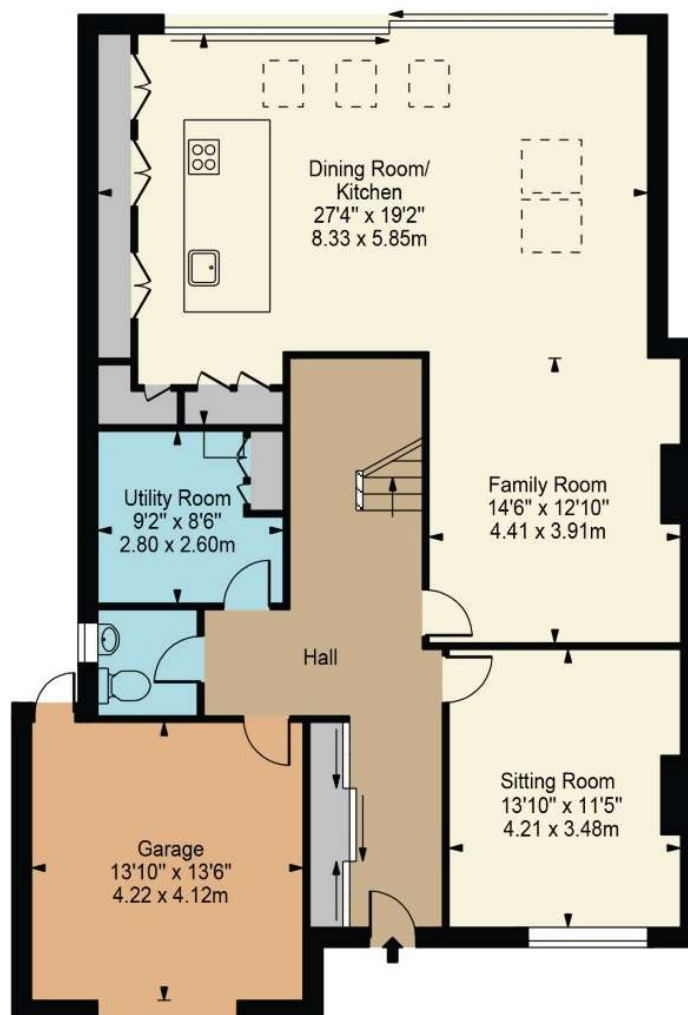
This location is also convenient for the areas many sports and leisure pursuits whilst nearby, Chipstead has unspoilt rural village charm with its pretty Norman church, village pond, local pubs and annual flower show and fete. Remarkably, the village caters for almost every sport including clubs for golf, rugby, cricket and football, it also forms part of the course for the annual London to Brighton cycle race. There's abundant open countryside for walking, cycling and riding with numerous liveries in the area.



Tenure: Freehold
 Local Authority: Reigate and Banstead B C
 Council Tax Band: E
 Broadband: Full Fibre Broadband
 Services: All mains services are connected
 To the best of our knowledge
 on production of this brochure



TOTAL FLOOR AREA
2,617 SQ FT / 243.1 SQ M



FIRST FLOOR

The many features of this fine home include:

- Over 2,500 sq ft of refurbished accommodation
- Sophisticated kitchen with quartz-granite and appliances
- Spacious, open plan dining and family rooms
- Four double bedroom, two with dressing rooms
- Two luxury ensuite shower rooms and family bathroom
- Oak parquet flooring to ground floor and principal bedroom
- Impressive hall with open-tread staircase, fitted furniture
- Underfloor heating to the ground floor, wood-burning stove
- Large garage and ample family parking, 115' rear garden
- Detached leisure room with exercise pool

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

