Coulsdon Road | | Coulsdon | CR5 2LB

Asking Price £775,000

BOND & SHERWILL
EST. 1908

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Located within ideal proximity to the renowned Coulsdon Manor Hotel & Golf Club this contemporary four-bedroom detached chalet bungalow presents an exceptional opportunity to acquire a beautifully finished home with generous accommodation and outstanding outdoor living spaces. Offering a stylish interior, multiple terraces and direct access to Coulsdon Coppice, the property is perfectly suited to buyers seeking modern comfort in a well-connected location.

The ground-floor includes two good-size bedrooms, wet room, 23 ft long Lounge/Diner and a modern kitchen. The first-floor features two additional good-size bedrooms and a bathroom.
Additional features include a driveway with off-street parking, a good-size basement and a bar.

Coulsdon Manor Hotel & Golf Club offer ideal facilities for golf enthusiasts. Additional leisure options include Woodcote Park Golf Club, Chipstead Golf Club and a variety of gyms across the area. Nearby green spaces including The Farthing Downs, Grange Park, Happy Valley and Coulsdon Common, provide excellent walking and outdoor recreation.

Coulsdon South and Coulsdon Town Stations offer swift services to London Bridges, London Victoria, Gatwick Airport, St. Pancras International, Kings Cross and Brighton. The m23/M25 interchange at Hooley provides access to the national motorway network, while local bus routes include the 60, 404 and 466.

Coulsdon High Street offers a wide selection of shops including Waitrose, Aldi and Tesco Express, alongside cafes, restaurants and everyday amenities.

Popular local schools include Brightsparks Day Nursery, Keston Primary School, Coulsdon C of E Primary School, Woodcote Primary School, Woodcote High School, Oasis Academy and Coulsdon Sixth Form College.

Entrance Hall

A welcoming entrance hall includes wooden flooring, radiator, staircase rising to first-floor, down-lights and coved ceiling.

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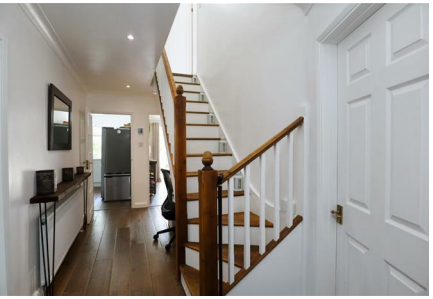

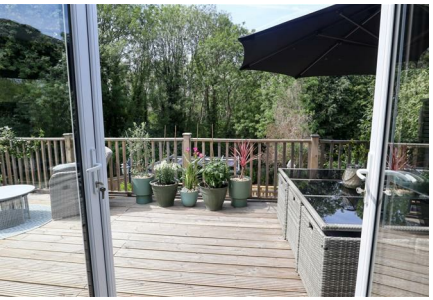

Bedroom One

A dual-aspect double-bedroom with double-glazed bay window, additional casement windows, concealed radiator and coved ceiling.

Bedroom Four

A well-proportioned bedroom with double-glazed window, radiator and coved ceiling.

Shower Room

Stylish shower room with waterfall shower, hose attachment, partially-tiled walls, dual-flush W.C, wash-hand basin with storage, mirrored cupboard, additional fitted cupboard, heated chrome towel rail, two opaque window and down-lights.

Lounge/Diner

The 23 ft long open-plan lounge/diner is dual-aspect and features wooden flooring, two radiators, multiple double-glazed windows, coved ceiling and double-glazed double-doors opening onto the rear decked garden terrace.

Kitchen

A modern dual-aspect fitted kitchen with a double-glazed window to the side and a double-glazed picture window overlooking the rear garden. Fitted with wall & base level units with composite granite work surfaces, one & a half bowl sink with mixer tap, integrated dishwasher and wine cooler, and space for free-standing appliances including gas cooker, American-style fridge-freezer, washing machine and tumble dryer. Finished with blinds, wooden flooring, vertical radiator, smoke alarm and down-lights.

Landing

Bedroom Three

A well-sized bedroom with radiator and double-glazed window.

Bedroom Two
A generous bedroom with double-glazed window, additional seating area and a door leading to useful storage area which is currently being used as a gaming room.

Bathroom
A well-appointed family bathroom featuring jacuzzi bath with shower attachment and coloured lights, separate shower enclosure with wall-mounted controls, wash-hand basin with vanity unit, dual-flush W.C, two radiators, opaque window, eaves storage and down-light.

Rear Garden
A beautifully arranged tiered garden backing onto Coulsdon Coppice.

The upper terrace features a decked seating area with privacy screens and lighting.

The middle tier is predominantly paved with additional decked seating area, side access, water tap, storage room, BBQ area and garden bar with lighting.

Basement
A substantial basement with lighting, radiator, Worcester boiler and ample space currently utilised for storage and workshop purposes.

Front of Property
The front of the property includes a driveway providing convenient off-street parking.

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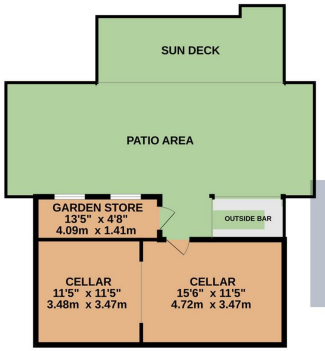
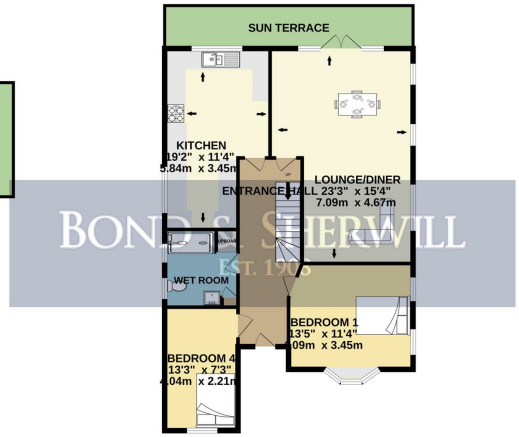
BASEMENT
369 sq.ft. (34.2 sq.m.) approx.



GROUND-FLOOR
978 sq.ft. (90.9 sq.m.) approx.



FIRST-FLOOR
639 sq.ft. (59.4 sq.m.) approx.

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TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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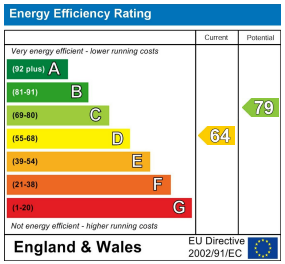

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