



Chaldon Way | Coulsdon | CR5 1DD

Guide Price £720,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 1DD
Guide Price £720,000

Guide-Price: £720,000 - £750,000

Occupying an impressive plot on one of Coulsdon's favoured roads this four-bedroom, detached property benefits from proximity to the historic Farthing Downs.

The ground-floor features two reception rooms, a study which could also be used as a fifth bedroom, a wet room, a utility room and an open-plan kitchen/diner. The first-floor benefits from four bedrooms and a bathroom.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Coulsdon CoFE Primary School, Keston Primary School, Oasis Academy Coulsdon (Primary and Secondary), Woodcote High School and Coulsdon Sixth Form College.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

The Farthing Downs itself is a site of special scientific interest and a scheduled monument.



Entrance Hall

The entrance hall includes tiled floor, radiator, cupboard, double-glazed window, stairs ascending to first-floor, under-stairs floor, smoke alarm and down-lights.

Sitting Room

The sitting room includes two-casement double-glazed window with shutters, radiator and wooden flooring.

Inner Lobby

The inner lobby includes tiled floor.



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Family Room

The family room includes wooden flooring, radiator, feature fireplace with stone-effect surround & hearth.

Kitchen/Diner

The kitchen/diner is open-plan and includes wall & base level units with work surface area, partially-tiled walls, one & a half bowl sink with drainer & stainless-steel spray hose tap, integrated fridge/freezer, integrated microwave, integrated double oven, integrated dishwasher, integrated washing machine, electric four ring hob with stainless-steel extractor hood, two radiators, two leaded-light effect double-glazed windows, and double-glazed glass-panel double-doors leading to rear garden.

Wet Room

The wet room includes low-level W.C with dual-flush, chrome heated towel rail, tiled walls, pedestal wash-hand basin, electric shower and down-lights.

Utility Room

The utility room includes wooden flooring, wall level units with work surface area, space for washing machine, pedestal wash-hand basin and space for fridge.

Study/Bedroom Five

The study/bedroom five includes double-glazed two-casement window with shutters, wooden flooring and down-lights.

Landing

The landing includes loft hatch and smoke alarm.

Bedroom One

Bedroom one includes fitted wardrobe and double-glazed two-casement window with shutters.



Bedroom Two

Bedroom two includes fitted wardrobe, double-glazed two-casement window, picture rail and down-lights.

Bedroom Three

Bedroom three includes two double-glazed two-casement windows, radiator and down-lights.

Bedroom Four

Bedroom four includes double-glazed single-casement window with shutters, radiator and picture rail.

Bathroom

The bathroom includes low-level W.C with dual-flush & concealed cistern, tiled floor, tiled walls, wash-hand basin with stainless-steel mixer tap, tile enclosed bath with wall controls, double-glazed two-casement window with shutters, wall radiator, extractor fan and down-lights.

Rear Garden

The rear garden is mostly laid to lawn with a patio area and a decked area. Features include a shed, a range of plants, trees & shrubs and good proximity to the historic Farthing Downs.

Front of Property

The front of the property includes a driveway with off-street parking.



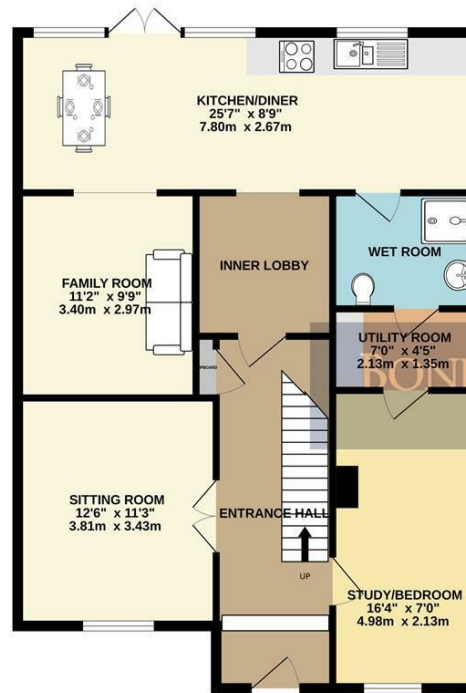
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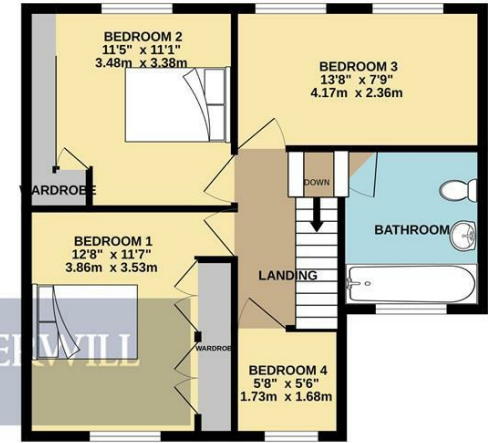




GROUND-FLOOR
893 sq.ft. (83.0 sq.m.) approx.



FIRST-FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1365sq.ft. (126.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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