

**36 Woodplace lane**  
Coulston, CR5 1NB

**Price Guide £775,000**



## 36 Woodplace lane

Coulsdon, CR5 1NB

Price guide £800,000 TO £850,000 Sellers have found so attractive price listed to sell

Nestled on the esteemed Woodplace Lane in Coulsdon, this remarkable detached chalet bungalow offers an exceptional living experience with stunning views. The property is privately gated, ensuring both security and privacy, while occupying an elevated position that enhances its appeal.

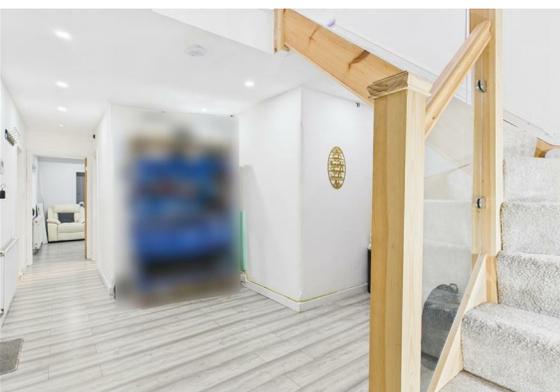
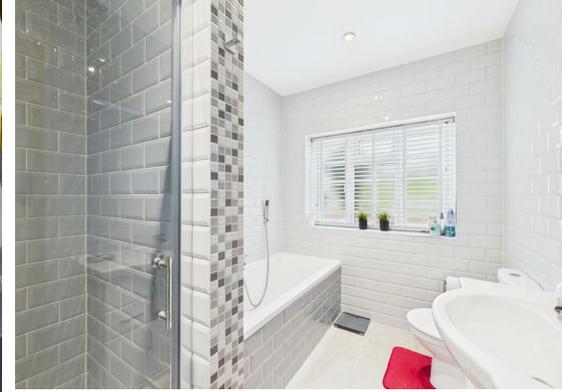
This spacious home boasts five well-appointed bedrooms and three modern bathrooms, making it ideal for families or those seeking ample space. The ground floor features a welcoming entrance hallway that leads to a generous double aspect lounge with doors opening to a delightful conservatory. The large kitchen, also with access to the conservatory, is perfect for culinary enthusiasts and family gatherings.

Recent renovations have transformed this property, adding two newly built bedrooms and a stylish bathroom on the first floor, along with a returning staircase that enhances the flow of the home. The main bedroom on the ground floor includes a luxurious en suite bathroom, while three additional family bedrooms provide versatility for guests or home offices.

Outside, the raised decking area, complete with a glass surround, is perfect for alfresco dining and enjoying the breathtaking views. The softly sloping garden offers further recreational space, while a shed with additional utility space. The property also features parking for many vehicles, a garage, and secure driveway (potential to create IN/OUT driveway access) with powered security gates.

M23/M25 access from Hooley junction 5 a short distance. Farthing downs provides recreational walks and a chance to view the London skyline. With the sellers already suited, this home is ready for a quick move, making it an excellent opportunity for those looking to settle in a desirable location. Don't miss the chance to make this stunning property your own.





Entrance hallway

Cloakroom/WC

Lounge/diner

Kitchen

Conservatory

bathroom/shower room

Bedroom 1

En suite bathroom

Bedroom

Bedroom

Staircase to 1st floor

Bedroom

Bedroom

Bathroom/WC

Raised Decked area

Gardens

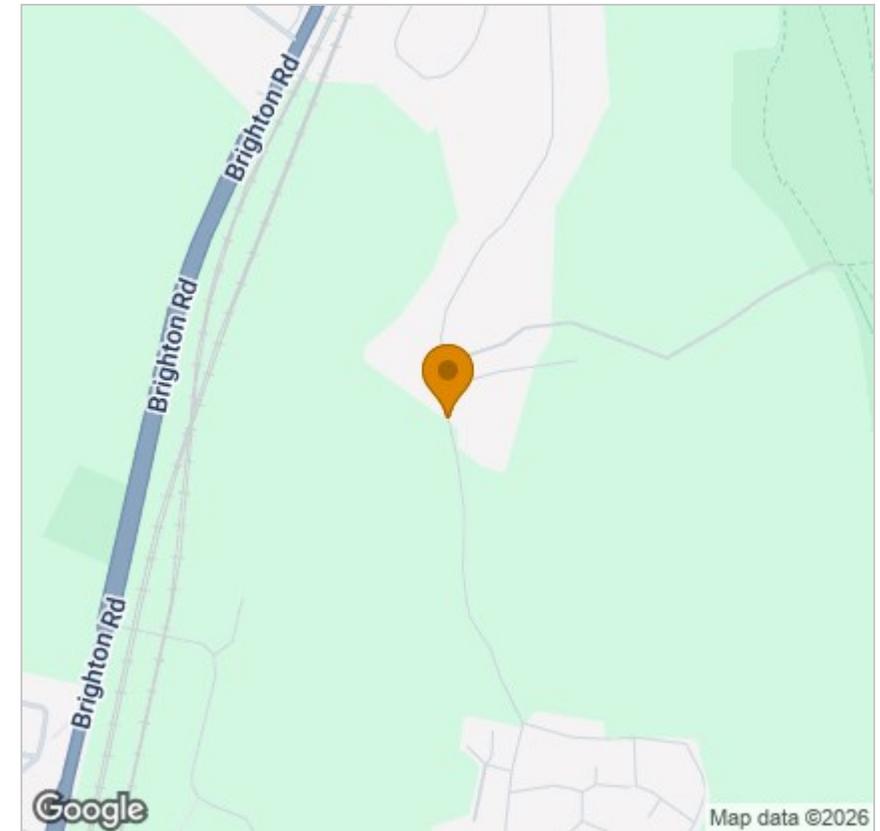
Parking via gates

Garage for storage

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

