



Price

£700,000

Freehold

4x  2x  1x 

**Rickman Hill, Coulsdon,
Surrey, CR5**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Porch

Entrance Hall

Sitting Room: 13'4 x 10'2 (4.07m x 3.10m)

Kitchen/Living Area: 25'2 x 21'1 (7.68m x 6.43m)

Cloakroom

Utility Room: 5'2 x 4'7 (1.58m x 1.40m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'7 (4.12m x 2.92m)

En-Suite Shower Room

Bedroom 2: 11'8 x 8'6 (3.56m x 2.59m)

Bedroom 3: 12'1 x 8'2 (3.69m x 2.49m)

Bedroom 4/Dressing Room: 8'8 x 6'9 (2.64m x 2.06m)

Bathroom: 7'1 x 6'1 (2.16m x 1.86m)

OUTBUILDING

Games Room: 16'7 x 10'1 (5.06m x 3.08m)

Store Room

OUTSIDE

Driveway

Garage (converted to utility)

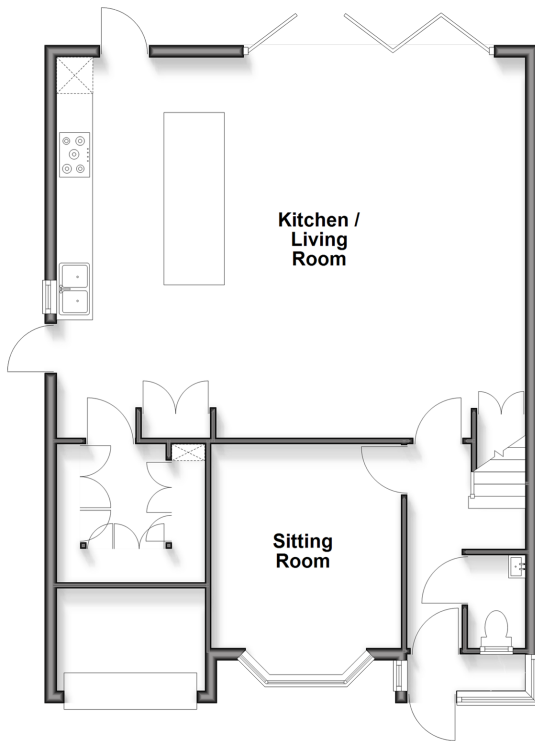
Shed

Front Garden

Rear Garden

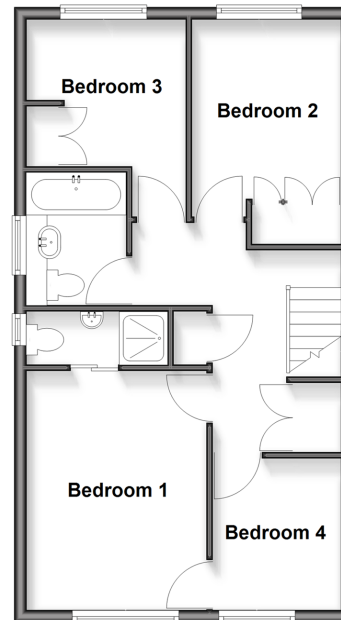
Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



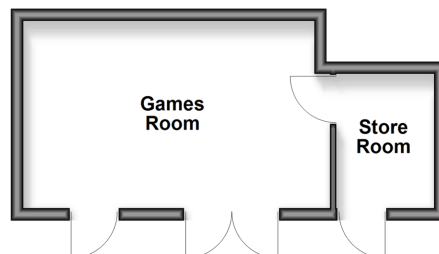
First Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



Outbuilding

Approx. 19.2 sq. metres (206.9 sq. feet)





Main features

- Chain free stunning detached house in peaceful location with lovely views
- Beautiful open plan kitchen/living area with bi-folds leading to the rear garden
- 2 bathrooms and downstairs cloakroom, outbuilding/games room
- Walking distance to 3 train stations and good local schools for all ages
- En-suite shower room to bedroom 1, driveway



Nearest Schools

Primary Schools: Smitham Primary 0.2 miles, St Aidan's Catholic Primary 0.2 miles, Chipstead Valley Primary 0.4 miles
Secondary Schools: Woodcote High School 1.4 miles, Coulsdon High School 1.9 miles, Oasis Academy - Coulsdon 1.9 miles



Transport Information

Train Stations: Woodmansterne 0.4 miles, Chipstead 0.6 miles, Coulsdon South 0.7 miles



Address

Rickman Hill, Coulsdon, Surrey, CR5



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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