



ASHLEIGH FLETCHER

POWERED BY
exp ^{UK}

Coulsdon, Surrey

📞 020 8089 5566



Step into a truly stunning three-bedroom semi-detached home in the heart of Coulsdon, where impeccable design meets absolute comfort.

From the moment you walk into the light oak-floored entrance hallway, you'll feel the warmth and elegance of this home. Solid wood internal doors feature throughout, reinforcing the quality and attention to detail, while a carpet runner leads you upstairs and doors flow gracefully into a beautifully appointed kitchen and a spacious reception room.

The through lounge and dining area is a haven of comfort and style, with bespoke alcove units spanning virtually one entire wall, offering generous cupboard and drawer storage, open shelving and an oak-topped sideboard area that adds a real sense of character.

The double French-style doors open out onto a lovely rear garden, inviting natural light and creating a perfect indoor-outdoor flow, ideal for entertaining and family life.

The kitchen is fully fitted with modern conveniences: a Worcester boiler, space and plumbing for your washing machine, a chrome extractor hood above a sleek gas hob, integrated electric oven, and Victorian-style splashbacks that add character. A personal door leads you conveniently out to the side of the property, providing access to the front driveway via a gate and to the rear garden.

Upstairs, each bedroom is finished with the same light oak flooring and benefits from the continuation of solid wood internal doors.

The master bedroom features a bay window and bespoke mirrored sliding wardrobes across one wall, while the second bedroom includes bespoke fitted mirrored wardrobes with integrated drawers to one side. The third bedroom is bright, well proportioned and welcoming.

The bathroom is a sanctuary of modern luxury, with a panelled bath, a corner enclosed shower cubicle, low level W.C., an elegant wall mounted wash hand basin and a heated towel rail.



Outside, the garden is just as impressive.

Outside, the garden is just as impressive. You'll find a patio area, perfect for summer BBQs, with steps leading up to a level lawn and another tier of garden beyond. A retaining wall comes complete with inset lighting, while additional lighting enhances the overall ambience. A versatile outbuilding provides excellent flexibility, ideal for a home office, gym or games room. Within the outhouse is a useful roller-shutter providing access to a service road at the rear of the property. To the front, there is off-street parking for two vehicles.

The property further benefits from Residence 7 windows, replaced in 2019, which enhance both the appearance and energy efficiency of the home while complementing its overall character.

In short, this home is absolutely beautiful and ready to welcome you. It's a property that truly stands out and offers a lifestyle of comfort and elegance.

This home is ideally located - less than 0.1 miles walk through to Woodmansterne Train Station, providing services to London in under 45 minutes, 1 mile away is Coulsdon South Station and 1.2 miles away is Coulsdon Town Station, both offering quick, reliable services into central London, with typical journey times of around 25 minutes to London Victoria and approximately 35 minutes to London Bridge.

Several bus routes run nearby, including the 60, 405, 434, 463, 466, and 633, providing convenient links to Croydon, Purley, Caterham & Banstead.

Local shops are less than a mile away, with Waitrose and Aldi supermarkets alongside a variety of other useful stores, ensuring groceries and essentials are always close at hand.

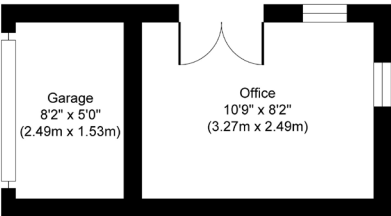
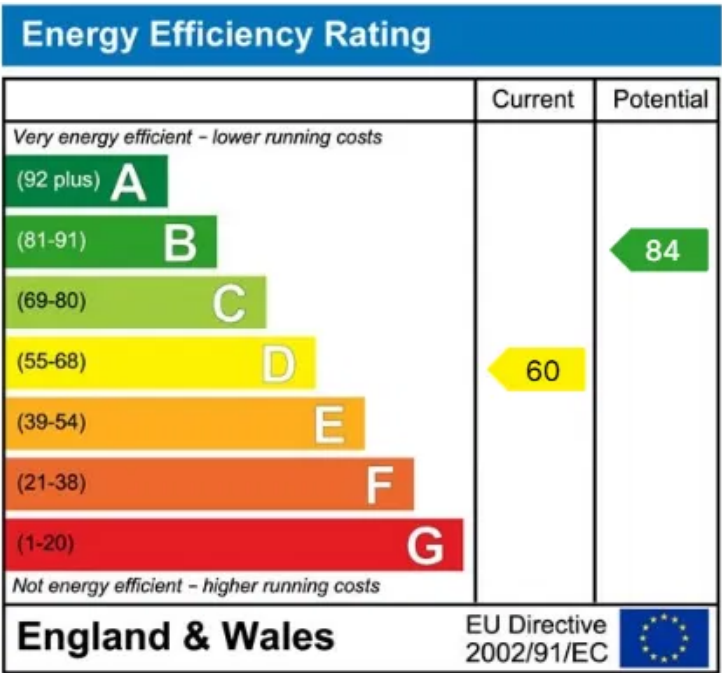




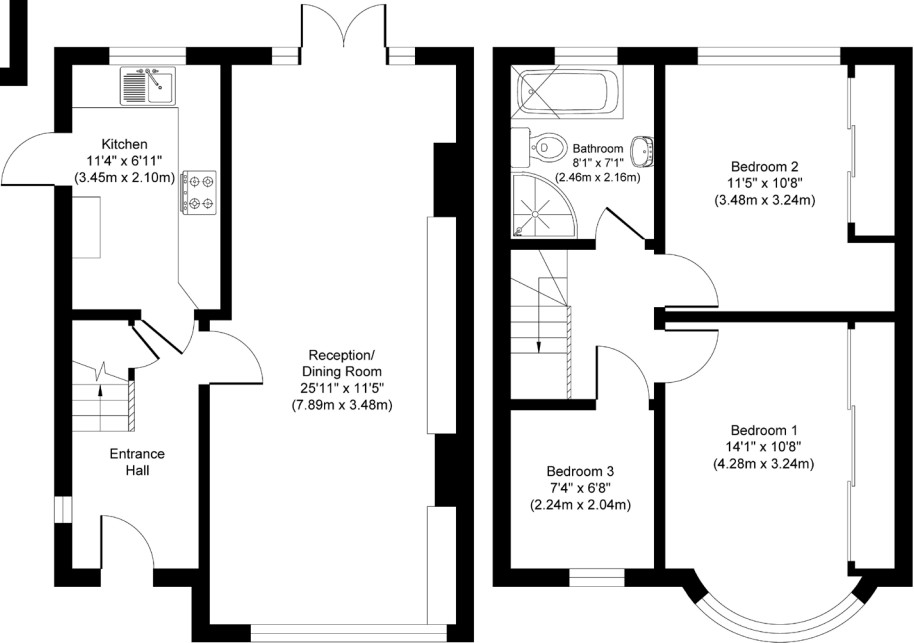
This house is one of those homes where the condition, layout and location align perfectly. It offers the finish and feel of a house that has been carefully looked after, combined with excellent transport links, strong local schooling and a garden that genuinely elevates everyday living.

Properties presented to this standard in this part of Coulsdon are rare. It is ready to be enjoyed immediately, without compromise, and it is exactly the kind of home buyers wait a long time to find.

Council Tax Band: E



OUTBUILDING



GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Floor Area
House - 869 sq. ft / 80.70 sq. m
Outbuilding - 135 sq. ft / 12.57 sq. m
Total - 1004 sq. ft / 93.27 sq. m