



Stanley Close, Old Coulsdon
Coulsdon

£650,000



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Four bedroom detached property on the popular Poets Estate in Old Coulsdon, this spacious home is ideal for family living.

The property is nicely presented throughout and offers excellent potential to update and personalise. The ground floor features a bright living room, separate dining room opening into a conservatory, and a generous kitchen, along with the convenience of a downstairs WC and integral garage.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite, plus a family bathroom.

Outside, the home benefits from a level rear garden, perfect for families and entertaining, as well as a private driveway and garage providing off-street parking.

A fantastic opportunity to purchase a well-sized family home in a peaceful and sought-after location.

Stanley Close is quietly tucked away within a residential estate, offering a calm setting with a subtle sense of privacy away from through traffic.

The property is well placed for local shops, cafes, and everyday amenities, while a number of well-regarded schools are close by, making it ideal for families. For commuters, there are convenient transport links including nearby stations and easy access to the M23 and M25.

The area is also surrounded by beautiful open spaces, including Farthing Downs and Coulsdon Common, perfect for walking, cycling, and enjoying the outdoors.



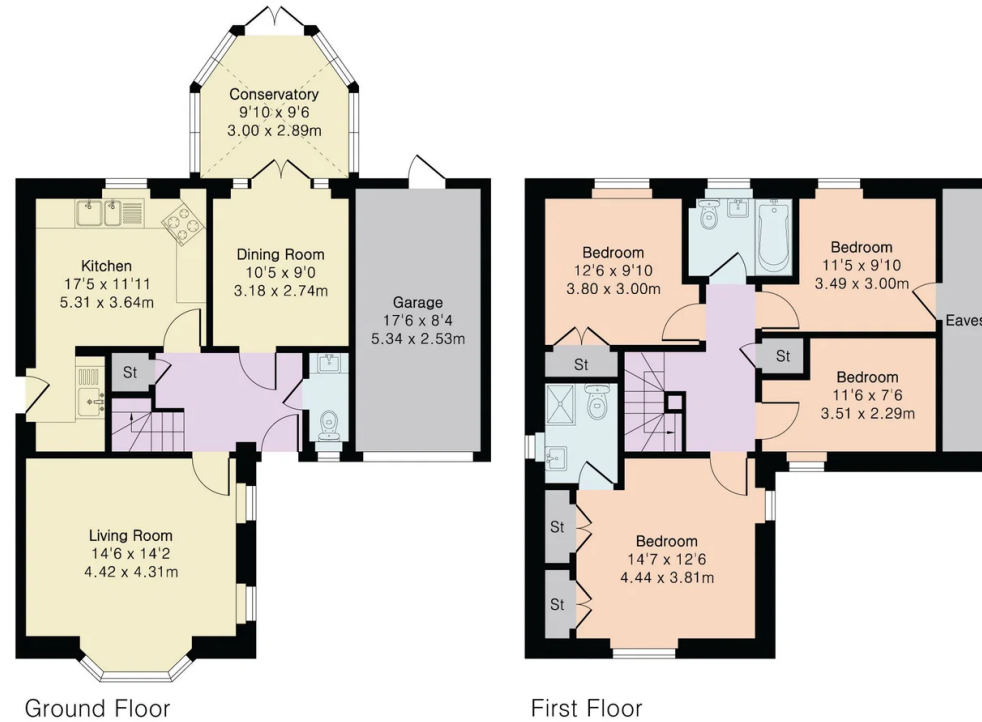


**Approximate Gross Internal Area 1314 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 662 sq ft – 61 sq m

First Floor Area 652 sq ft – 61 sq m

Garage Area 145 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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