

Kennedys'

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4, Cruden Place
Coulsdon
CR5 3FU

A well-presented four-bedroom detached home, built in 2016 and lovingly maintained from new. Offering spacious, light-filled accommodation, a private garden and driveway parking, it is ideally located within the popular Cane Hill development, close to local schools, green spaces and excellent transport links.

£680,000



- Welcoming 4 Bedroom Detached Family Home
- Built in 2016 and meticulously maintained from new
- Private rear garden & driveway parking
- Modern open-plan kitchen/dining area
- Light and spacious throughout
- Walking distance to schools & green spaces



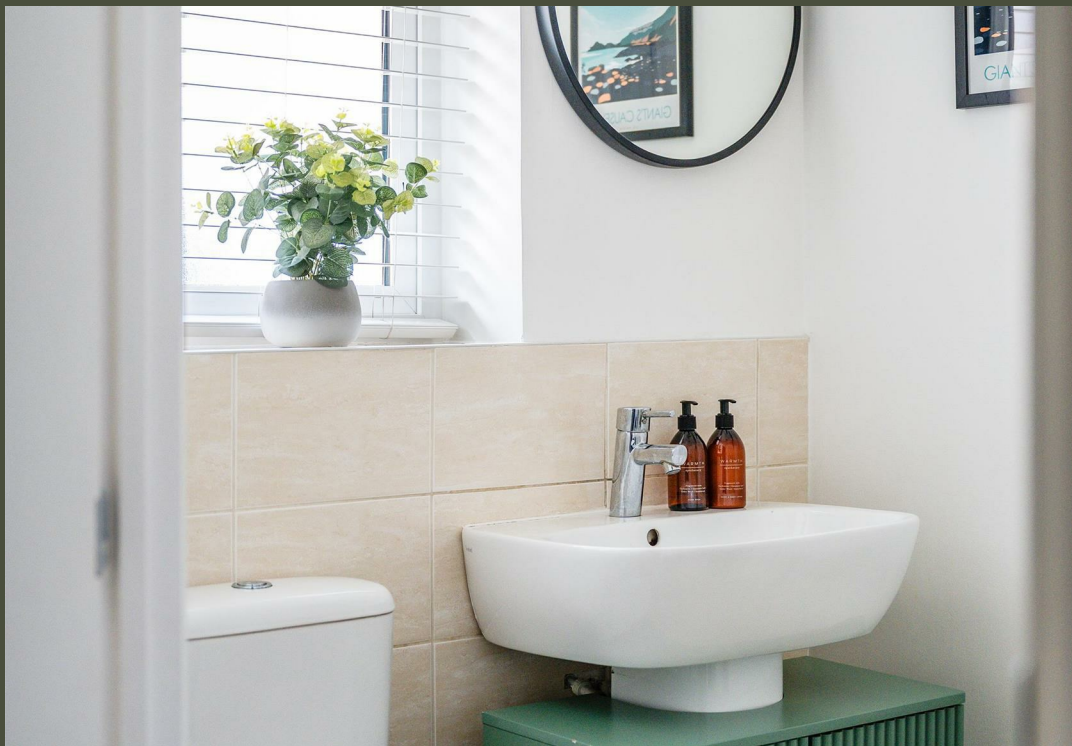
PROPERTY DESCRIPTION

Beautifully presented and exceptionally well cared for since it was built in 2016, this attractive four-bedroom detached house occupies a lovely position within the popular Cane Hill development.

Designed with modern family life in mind, the house offers well-proportioned rooms with plenty of natural light, a practical layout and the ease of a home that has been lovingly maintained from new. There is a welcoming sense of space throughout, with comfortable reception areas, a bright and modern kitchen/dining area and four bedrooms, making it equally suited to busy family life or those simply wanting more room to spread out.

Outside, the property has a private garden and driveway parking for two cars, while the surrounding development has become particularly popular with young families. There is a genuine sense of community here, with neighbours, children and families making the most of the open spaces and facilities around them.







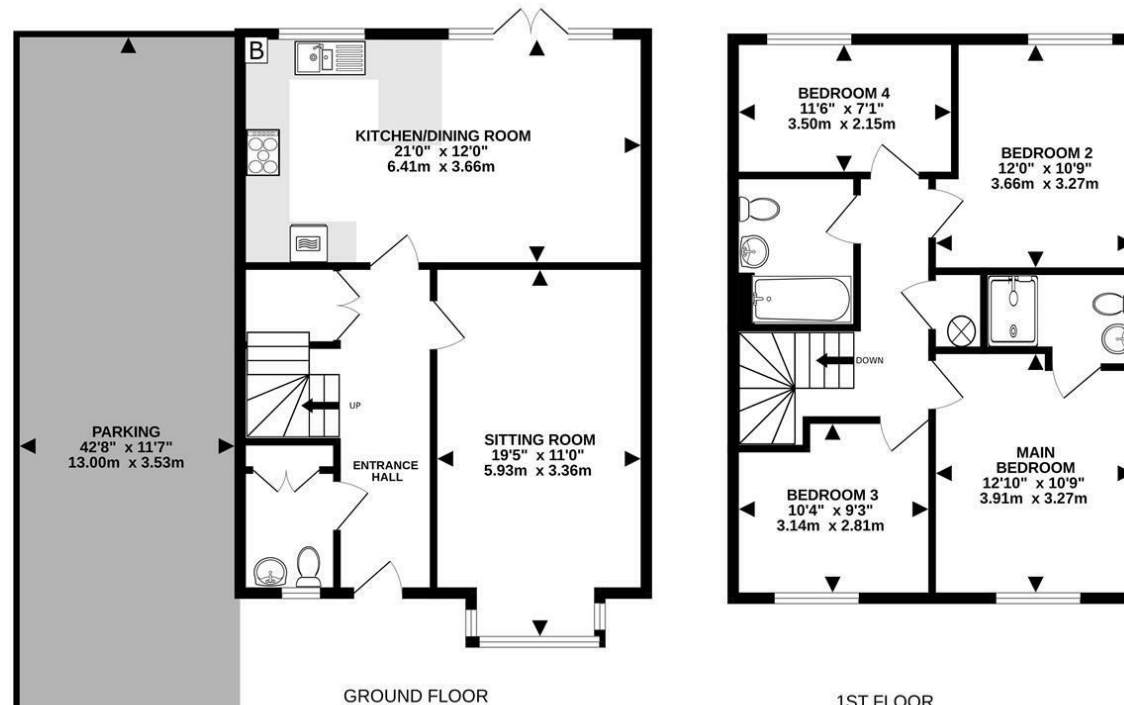


LOCAL AREA AND AMENITIES

Cane Hill is also particularly convenient for families, with local primary schools within walking distance and easy access to the wider amenities of Coulsdon and surrounding areas. There are parks, green spaces and plenty of opportunities for getting out and about.

Coulsdon offers excellent transport links, with Coulsdon South providing direct trains to London Bridge and Victoria in under 30 minutes, while Coulsdon Town offers connections to central London. The town has a bustling high street with shops, cafés, and a Waitrose, while well-regarded schools like Chipstead Valley Primary and Woodcote High make it a popular choice for families seeking both convenience and green space. In the nearby Chipstead, there is a wealth of recreational Clubs close by to include Chipstead Rugby Club, Chipstead Golf Club, Chipstead Football Club, and Chipstead Tennis Club.

We very much hope to have provided you with enough to persuade you that this is a home you would like to see; if so, then we would of course be delighted to hear from you, provide any further information should you need it, and arrange a private viewing.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

4, Cruden Place

If you would like to arrange a viewing, please call Helen Miles on 07985 296 256

TENURE: Freehold
EPC RATING: B
COUNCIL: Croydon
TAX BAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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