

Kennedys'

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7, Whittingdon Road
Coulsdon
CR5 3JY

Beautifully presented throughout, this stylish three-bedroom semi-detached home offers 1,378 sq ft of versatile accommodation across three floors. With a stunning kitchen/dining room, generous first-floor reception room, study, en-suites to all the bedrooms, and a landscaped garden, along with parking, this is a contemporary family home with a layout that offers something a little different.

£630,000



- Stylish 3 bed semi-detached family home
- Impressive first floor reception room
- En-suites to all the bedrooms
- 1,378 sq ft spanning over three floors
- Contemporary kitchen/dining room
- Rear garden, parking, solar panels & air con



PROPERTY DESCRIPTION

This isn't your standard three-storey townhouse. Beautifully presented and maintained throughout, this stylish three-bedroom semi-detached home offers approximately 1,378 sq ft of thoughtfully arranged accommodation across three floors, with a clever layout that makes the most of the space. The ground floor is centred around an impressive kitchen/dining room, with a generous range of contemporary fitted units, integrated appliances and plenty of worktop space. There is ample room for a large dining table, making this a sociable space for everyday family life and entertaining. Full-height glazed doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space. Also on this floor is a useful study and downstairs cloakroom.

The first floor is where this house really differs from the norm, with a large and beautifully presented reception room. Measuring over 16ft in length, it is a wonderfully light and spacious room with large windows and plenty of flexibility for both relaxing and entertaining. The current owners have created a stylish and comfortable sitting room, but there is scope to arrange the space around your own lifestyle. This level also offers a generous double bedroom, complete with Jack & Jill style en-suite/main bathroom.

The top floor provides two bedrooms, including a generous main bedroom with an en-suite shower room. There is a further good-sized double bedroom, and a family bathroom. Outside, the rear garden provides a lovely extension of the living space, with a good-sized lawn, established planting and a decked seating area. It's a practical garden for families but also a great spot for entertaining or simply enjoying some sunshine. The property also benefits from allocated parking to the front for two vehicles. Further features include solar panels and air conditioning to both the kitchen/dining room and first-floor reception room.





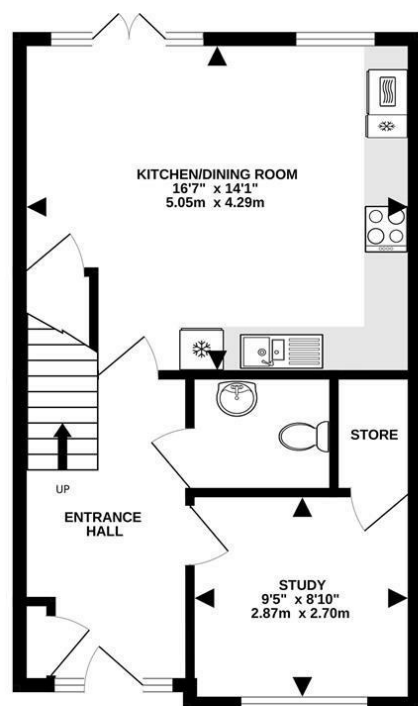




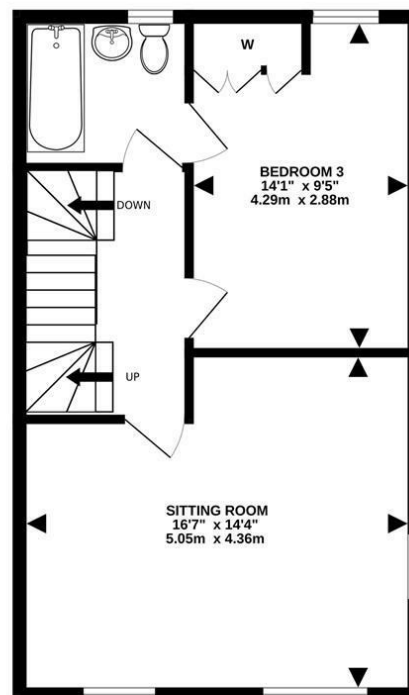
LOCAL AREA INFORMATION

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 itself 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.

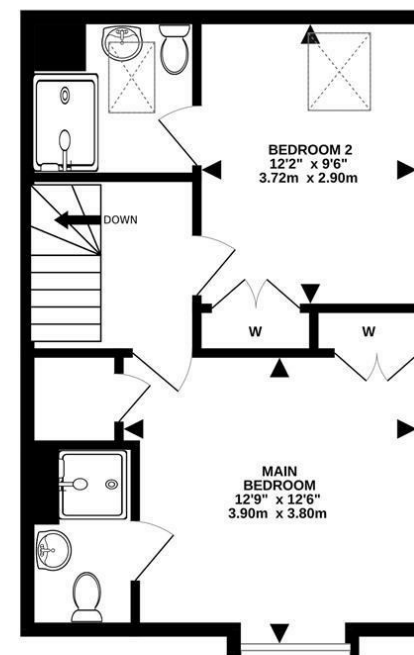
On your doorstep, the village of Chipstead is a beautiful setting surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. You have golf at Chipstead, Walton Heath, Kingswood and Woodcote Park, and further afield there is racing at Epsom. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafés and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

88

90

TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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7, Whattingdon Road

If you would like to arrange a viewing, please Helen Miles on 07985 296256.

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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