



101 Woodcote Grove Road, Coulsdon

Offers Over £1,000,000

ShineRocks  
PROPERTY AGENTS

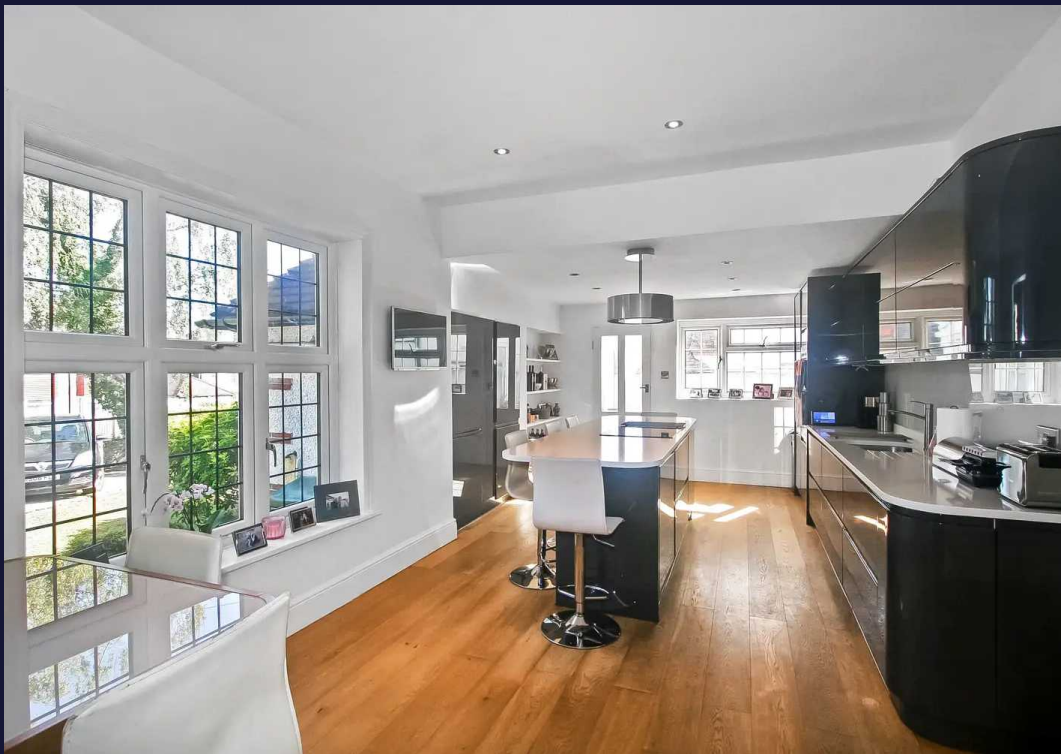
# 101 Woodcote Grove Road

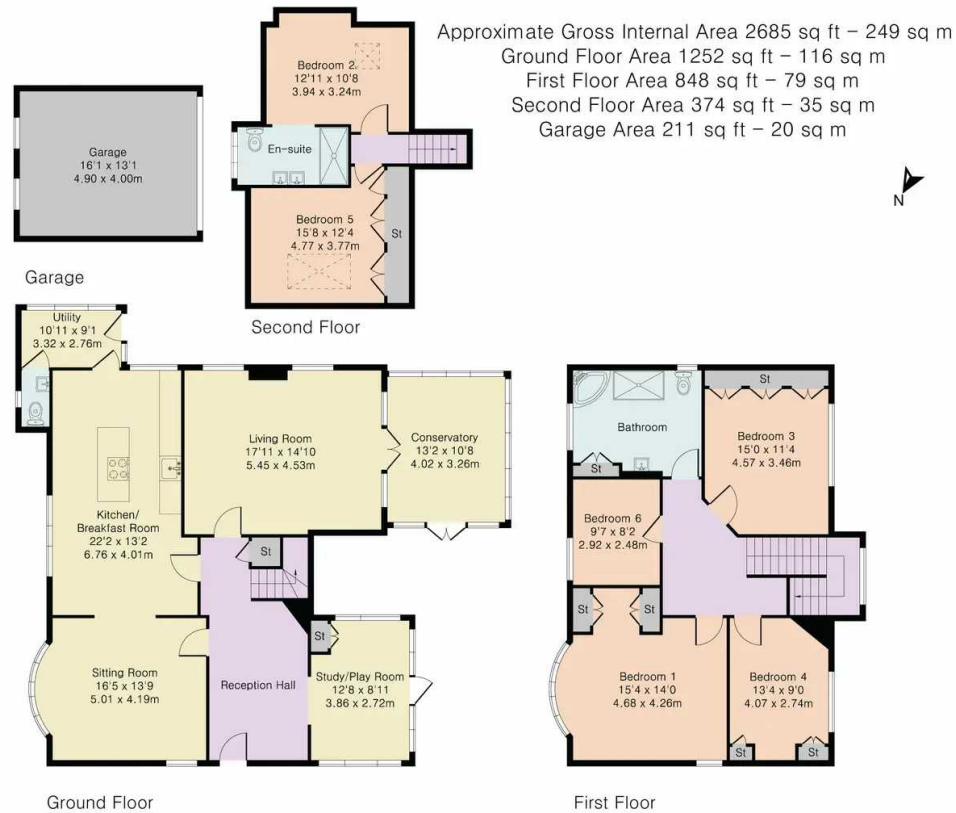
## West Coulsdon

An extremely attractive and imposing six/seven bedroom, two bath/shower room, three/four reception room, detached family residence, approached via a sweeping in & out driveway with detached garage, situated on a level West facing plot, within walking distance of Woodcote schools, Woodcote Park golf club, Coulsdon town centre and railway station. Reception hall with fireplace, double aspect kitchen/breakfast room, utility room and boiler room, double aspect sitting room, study/playroom, double aspect living room with french doors to double glazed conservatory. Stairs to first floor landing, double aspect principal bedroom with dressing area and blocked doorway to bedroom 6 which was originally an en-suite bathroom (which we understand from the owners could easily be re-instated), two further double bedrooms, family bathroom with separate shower. Stairs to second floor landing, bedroom two with en suite shower room, bedroom 5. Level West facing rear garden with outdoor entertainments area and heated swimming pool.

- SIX/SEVEN BEDROOM RESIDENCE
- TWO BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS
- LEVEL WEST FACING PLOT WITH OUTDOOR POOL AND ENTERTAINMENTS AREA
- WALKING DISTANCE OF WOODCOTE SCHOOLS, & COULSDON TOWN CENTRE
- COUNCIL TAX BAND - G - EPC - E
- TENURE - FREEHOLD







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 as defined by RICS code of measuring practice. No guarantee is given on 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.



## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.