



12 Woodfield Hill,
Coulston, CR5 3EN - Price £800,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A fantastic and rare opportunity to purchase this Charming Detached Period Property entering the market for the first time since 1975. This imposing Detached and Double Fronted home is set well back from the road and enjoying wide farmland views being conveniently located on the Chipstead / Coulsdon border with easy access to Coulsdon South Station and the M25. The property offers Two / Three Bedrooms, master enjoying a balcony overlooking the garden, Family Bathroom and boarded loft access with a pull down ladder. Upon entering the property you are greeted with a very good size entrance hall leading to a separate Dining Room, Kitchen with original flooring and access to the Downstairs Cloakroom and secluded Rear Garden. There is a Study (or bedroom three) and a Living Room with a fireplace, Bi-Folding doors into the Garden area and the original feature Crittall Windows to the front. There is a wonderfully maintained large Front Garden with a single Garage, side access to the rear garden and an Electric Double Gated Driveway providing off-street parking for multiple cars. The property has Gas Central Heating and is mostly Double Glazed. Internal viewing of this lovely home is highly recommended.

- Charming Detached Double Fronted House
- Two / Three Bedrooms
- Family Bathroom
- Downstairs W.C
- Kitchen
- Separate Dining Room
- Living Room
- Secluded Gardens
- Electric Double Gated Driveway
- Viewing Highly Recommended

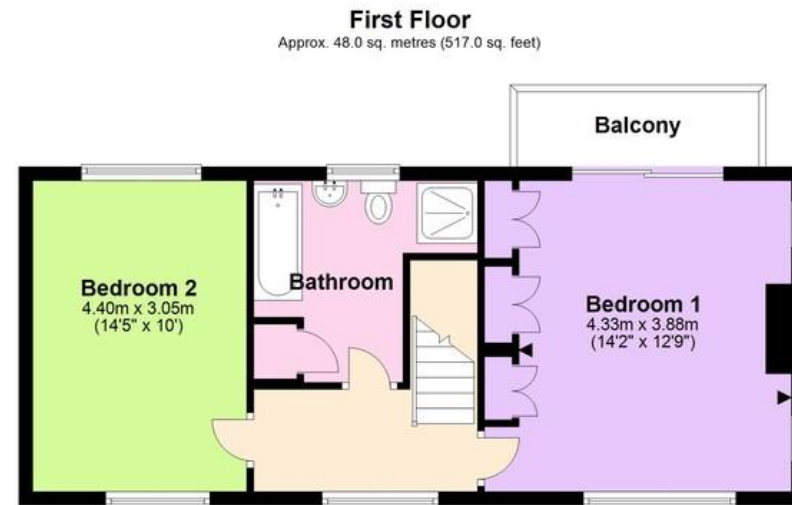
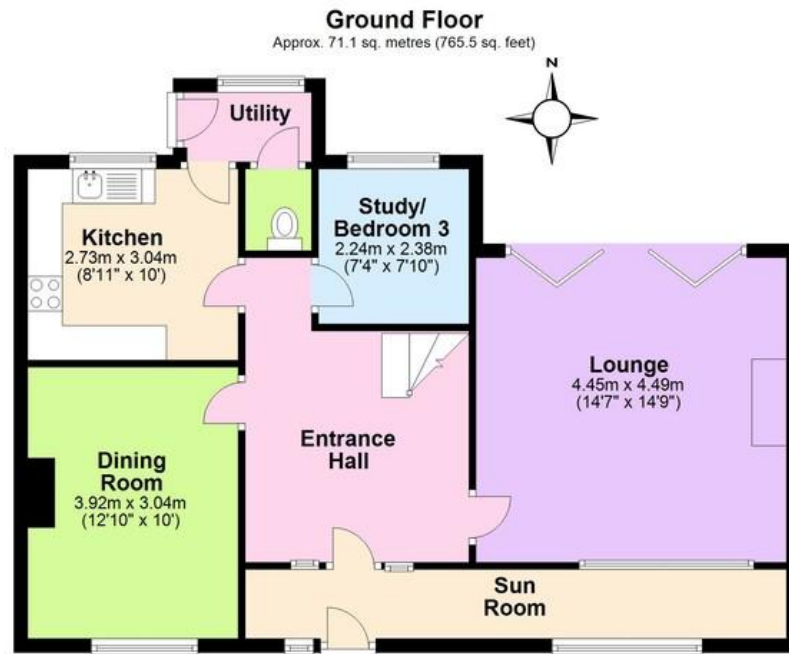




Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Total area: approx. 119.1 sq. metres (1282.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		