



6 Dickens Drive, Coulsdon
£625,000

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Coulsdon, Coulsdon

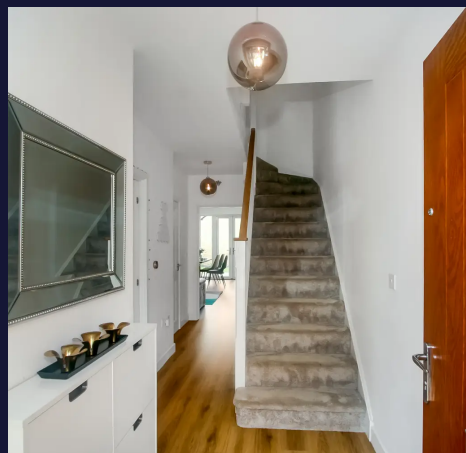
A beautifully presented, four double bedroom, three bath/shower room, semi detached family home, build by award winning David Wilson Homes in 2017.

Improvements carried out by the current owners include wet under floor heating to the ground floor on three zones, Amtico flooring and a Harvey water softener, fitted wardrobes to two bedrooms. Situated on a level West facing plot within the prestigious Cane Hill development, within a short walk of Coulsdon South railway station and Coulsdon town centre. Storm porch, entrance hall, WC, fitted kitchen overlooking front garden, 17'1 x 14'1 living/dining room with three sky lights, large windows with french doors to rear patio and garden, mainly laid to lawn. Stairs to first floor landing, two double bedrooms, family bathroom. Stairs to second floor landing, principal bedroom with fitted wardrobes and en suite, bedroom four with en suite. Front garden with wide block paved driveway for two large vehicles, gated access to level rear garden.

Council Tax band: E

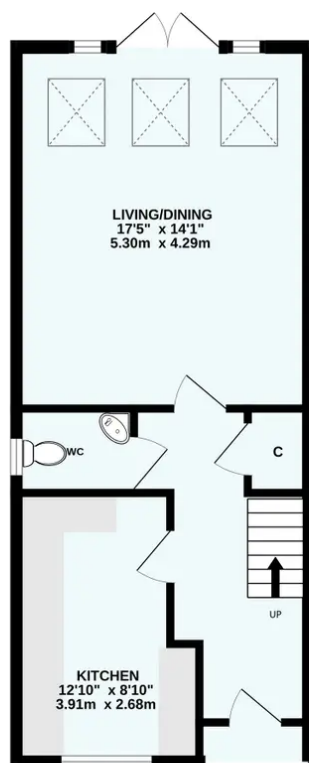
Tenure: Freehold

- FOUR DOUBLE BEDROOMS
- THREE BATH/SOWER ROOMS
- WET UNDERFLOOR HEATING, AMTICO FLOOR, HARVEY WATER SOFTENER, FITTED WARDROBES
- LEVEL WESTERLY FACING GARDEN
- OFF STREET PARKING FOR TWO LARGE VEHICLES
- WALKING DISTANCE OF COULSDON SOUTH STATION & LOCAL SCHOOLS
- COUNCIL TAX BAND -E
- EPC - B
- TENURE - FREEHOLD

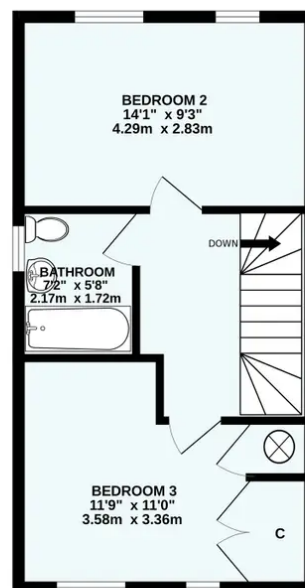




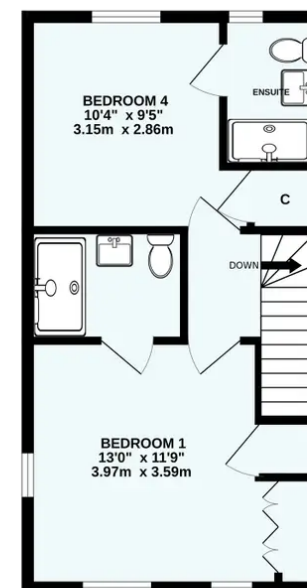
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.
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PROPERTY AGENTS

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.