



75 Woodmansterne Road,
Coulson, CR5 2DH - Price £850,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This wonderfully presented Detached Home is situated in popular Coulsdon location and is entering the market offering well-proportioned family accommodation with Four Bedrooms, en-suite shower room, Family Bathroom with separate W.C, good size landing and Downstairs Cloakroom. Upon entry you are greeted with a spacious Entrance Hall leading into a large and bright Lounge with Bay Window, a Study and separate Utility Room, Family Room providing access into the Kitchen / Dining Area with Bi-Folding doors into the large Rear Garden which boasts expansive tiered Decked Areas perfect for entertaining and enjoying far reaching views of the surrounding area, with the remainder of the mature rear garden being laid to lawn. To the front of the property there is a Driveway providing Off-Street Parking for multiple cars and a long Garage perfect for storage with an access point out to the rear. Internal viewing Highly Recommended.

Situated on gently elevated ground being most conveniently placed within easy reach of Coulsdon town centre offering a wide choice of recreational facilities, choice of schools, including the popular Woodcote and Chipstead Valley schools, comprehensive transport links including local bus services, two mainline stations, Coulsdon Town and Coulsdon South, both with frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras also running from Coulsdon South. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Detached Family Home
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Downstairs Cloakroom
- Spacious Lounge
- Kitchen / Dining Area
- Study & Utility Room
- Large Rear Garden
- Driveway & Garage





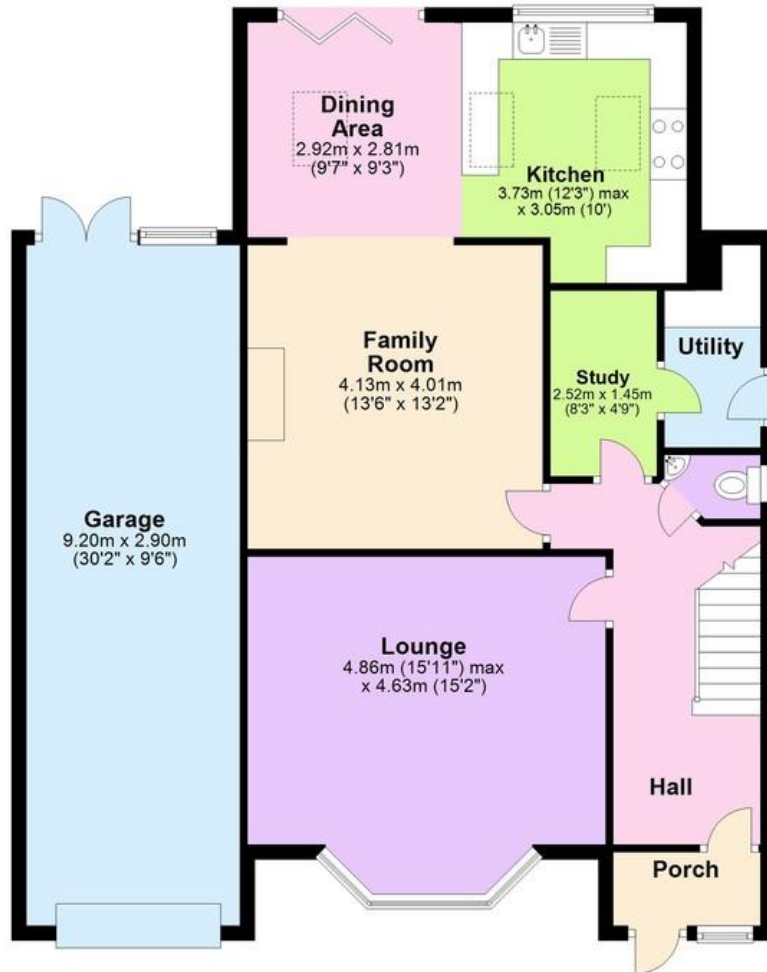
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.



Ground Floor
Approx. 104.9 sq. metres (1129.1 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.6 sq. feet)



Total area: approx. 180.1 sq. metres (1938.7 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		