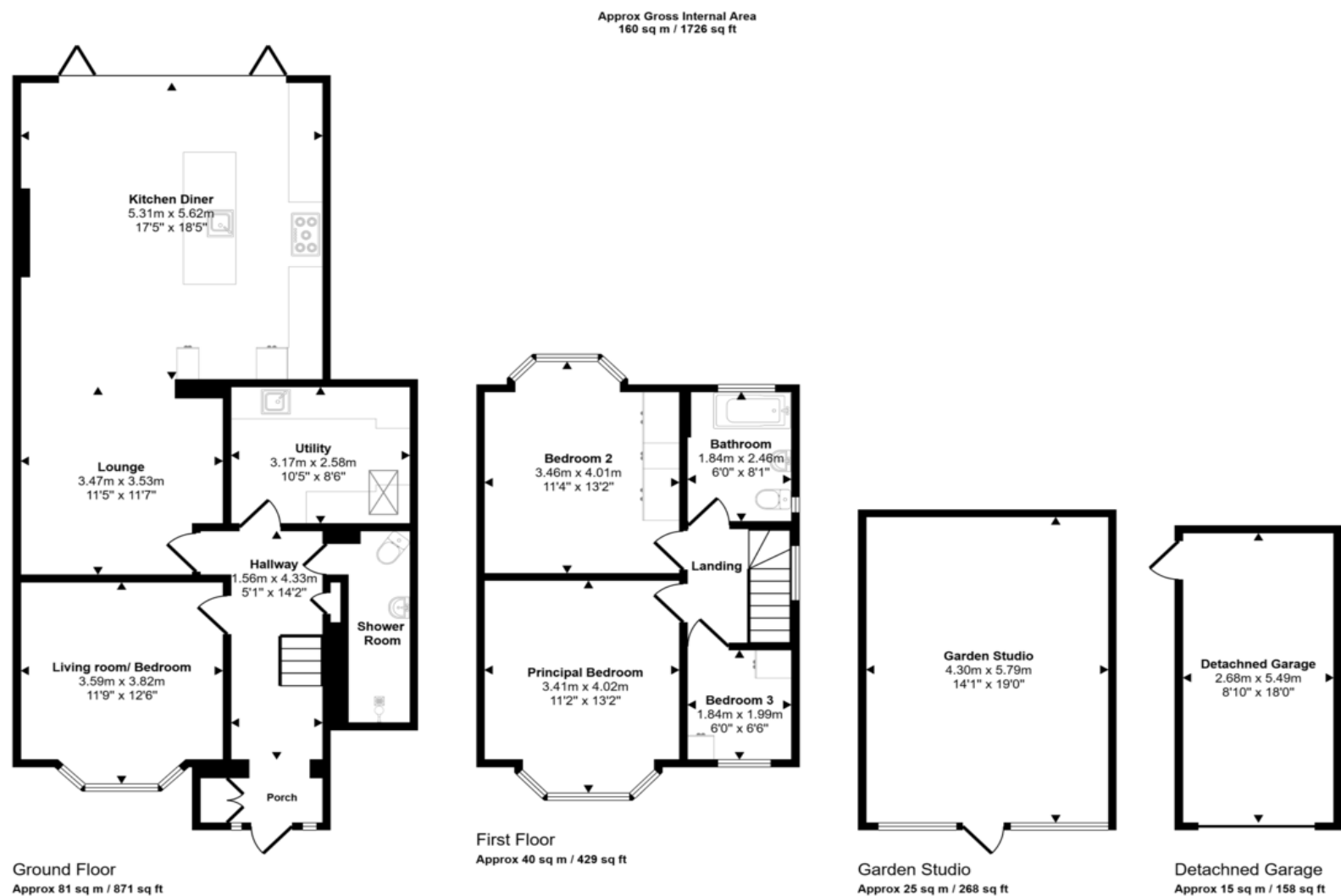




Old Coulsdon, Surrey





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6 Placehouse Lane
Old Coulsdon
Surrey
CR5 1LA

Freehold

Points of Interest

- Detached Family Home
- Stunning Open Kitchen/Diner
- Large Landscaped Garden
- Garden Studio with Bar
- Outdoor Cooking Area
- Modern Family Bathroom
- Integrated Shutters and Speakers Throughout
- Three/Four Bedrooms
- Close To Local Shops
- Beautifully Decorated Throughout

THE PROPERTY

This stunning 3 / 4 bedroom detached property offers stylish modern living with exceptional flexibility throughout, situated a short stroll to the local shops and the lovely Grange Park. Upon entering, you're welcomed by a lovely contemporary hallway that sets the tone for the rest of the home. To the front of the property is a spacious reception room featuring beautiful bay windows, currently utilised as a comfortable bedroom but equally as perfect as a cosy lounge. Adjacent to this is a modern downstairs shower room and WC, along with a highly practical utility area equipped with everything you need for day-to-day convenience.

Flowing through to the rear of the home, you'll find an impressive open-plan kitchen/diner. As you step into this lovely reception room you are greeted by a cosy lounge which opens up the space beautifully and creates a warm atmosphere before you move into the main kitchen. This generous space boasts a beautifully designed kitchen complete with a stunning central island and a dedicated breakfast area-ideal for families. A large skylight floods the kitchen with natural light, enhancing the bright, airy feel of the space. Bifold doors from the kitchen open onto a generous rear garden which features a garage at the back-perfect for storage!

The garden is complete with an outdoor cooking area, a spacious patio and a relaxing hot tub-perfect for entertaining all year round. At the end of the garden is a stunning garden room currently arranged as a bar, office and gym. This versatile space is fully equipped with Wi-Fi, radiators, a sink, ceiling speakers, lighting, and ample room for a TV, making it an ideal extension of the home's living and leisure areas. Upstairs the property offers three well-proportioned bedrooms, making it ideal for families. The modern, fully tiled bathroom features neutral décor, providing a calming space that you can easily personalise. Throughout the home, thoughtful touches elevate the overall finish, including stylish shutters on the windows, integrated ceiling speakers, and new flooring on the ground floor. A convenient built-in storage cupboard by the front door adds to the home's practicality, ensuring everyday items have a dedicated space.

LOCATION

Education

Coulsdon and Old Coulsdon are well known for good choice of reputable schools. These include Chipstead Valley, Smitham, St. Aidans Catholic, Woodcote, Keston and Old Coulsdon C of E at primary level and Woodcote and Oasis Academy at senior level. Coulsdon College provides further education.

Sports & Leisure

The open spaces of Farthing Downs and several recreations grounds and parks are in the area together including the Coulsdon Memorial Ground which its homage to the men of Coulsdon who fell in the Great War (1914-1918). Occupying about 10 acres, it includes a children's playground, tennis courts, basketball court, bowling green and putting green. There is also a café on site for refreshments. Golf courses nearby include Coulsdon Court, Woodcote Park and Chipstead. There are also cricket and tennis clubs to be found locally. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes. Old Coulsdon is a charming and peaceful village with lots of original features, this property is a short walk away from Coulsdon College and a stone throw away from a lovely row of shops including a classic Tudor style bakery. Old Coulsdon is also the home of some historic buildings such as Windmill Cottage.

Transport

Coulsdon South station provides rail services to London Bridge (from 21 minutes), London Victoria (from 28 minutes) and Gatwick (from 20 minutes) whilst Coulsdon Town and Woodmansterne will get you to London from 35 to 45 minutes. Numerous bus services provide transport to all the surrounding areas and the M25/M23 intersection at Hooley is approximately 3-4 miles away providing easy access to Gatwick and Heathrow Airports.

LOCAL AUTHORITY: Croydon London Borough Council

COUNCIL TAX: Band E - £3,032











142 Brighton Road

Coulsdon

Surrey CR5 2ND

t. 020 8660 6674

e. sales@walterandmair.co.uk

w. walterandmair.co.uk