



Stylish and contemporary family living.

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Downs Road Coulsdon

London by rail 21 minutes from Coulsdon South
Gatwick Airport by rail 23 minutes from Coulsdon South
M23/M25 Junction 4 miles
All times and distances are approximate

Recently refurbished to a beautifully high standard and designed specifically to cater for modern family living.

- Hallway
- Living Room
- Kitchen/Dining Room
- Utility
- Cloakroom
- Four Bedrooms
- En-Suite
- Family Bathroom
- Garden
- Garage Storage
- Off Street Parking





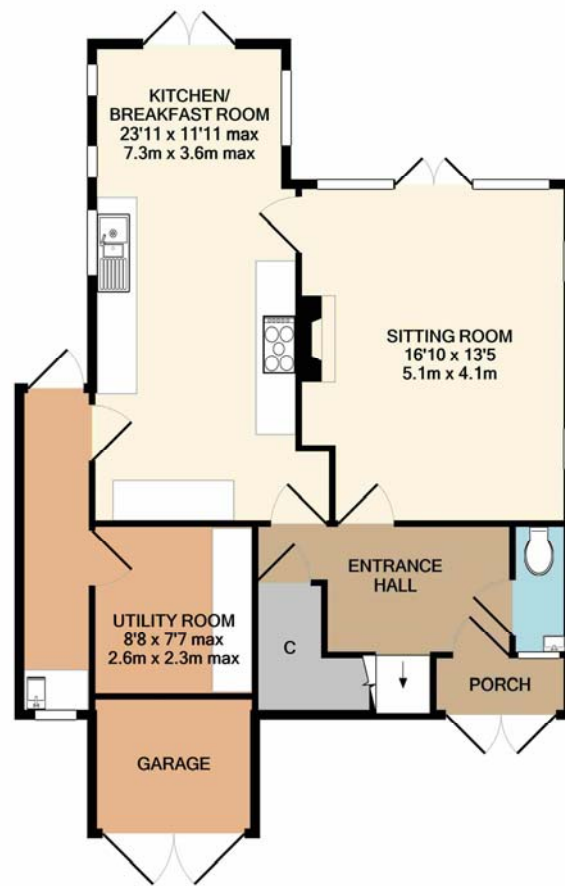
The property is located just outside Coulsdon Town centre, situated within in a popular residential road and just a stones throw from the Farthing Downs. Coulsdon Town offers a variety of local restaurants and pubs, several main supermarkets and a selection of local shops, the property also holds the benefit of sitting within good distance of several local schools. Coulsdon South station is a short walk away with its fast train to London Bridge taking 21 minutes, or 23 minutes to Gatwick Airport in the opposite direction. More comprehensive facilities can be found in the main town of Purley, The M25/M23 can be easily accessed around 2 miles south offering great connections.



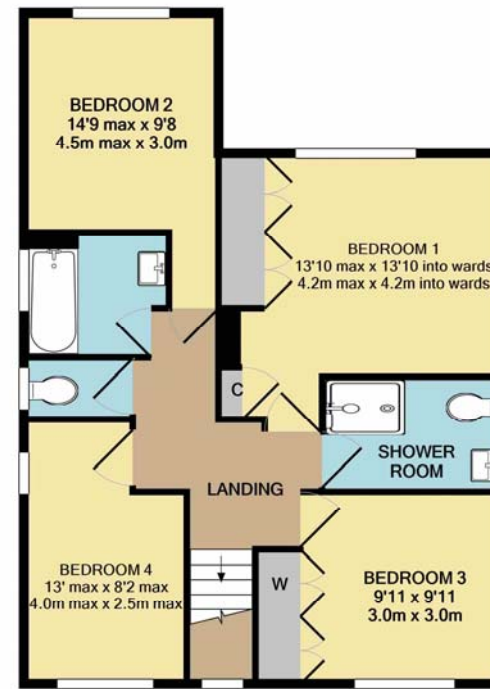
Recently refurbished to a very high standard and designed specifically to cater for modern family living. The property is naturally illuminated throughout with thanks to a large South facing garden, the contemporary kitchen/dining room is beautifully presented with views into the garden and fields beyond. The living room is complemented using modern design and features, such as high ceilings, an original restored fireplace and newly laid solid oak flooring throughout downstairs. There are four bedrooms, one complete with an en-suite and an additional spacious family bathroom upstairs, the property also benefits from a separate downstairs utility room.

South Facing Garden | A Short Walk to Coulsdon South Station | On the Doorstep of Farthing Downs | Fully Refurbished Throughout | Principle Bedroom with En-suite | Off Street Parking | Modern Fitted Kitchen | Separate Utility Room | Downstairs Cloakroom | Easy Access to M25





GROUND FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 SQ.M.)
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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a viewing appointment

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