



FINE & COUNTRY
Kingswood

Zam Zam House
1 Petworth Close, Coulsdon, Surrey CR5 3EW

Property at a glance

- Beautifully Refurbished & Extended Detached Family Home
- Circa 3500 Sq Ft
- Five Bedrooms
- Three Luxury Bath/Shower Rooms
- Four Large Reception Rooms
- Open-Plan Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Large Outdoor Storage Shed
- Secluded Rear Garden
- Large Driveway

Setting

This family home is situated on the Chipstead/Coulsdon border and is just a short distance to railway stations, providing routes to London and the south coast. Nearby Chipstead is surrounded by open countryside providing good riding and walks, including Chipstead Meads, Starrock Green and Vincents Green.

In terms of road communications the nearby A23 leads to the M25 (junction 7) and into London whilst, for the frequent traveller, Gatwick Airport is approximately 14 miles to the south. The village is a vibrant location with active sports clubs, including rugby, golf, tennis and football. It is also the home of the Chipstead Players, whose home is the recently renamed Courtyard Theatre. The nearby towns of Reigate and Banstead also provide a comprehensive range of shops, boutiques, cafes and restaurants, including Waitrose and Marks & Spencer.

£1,150,000 Freehold

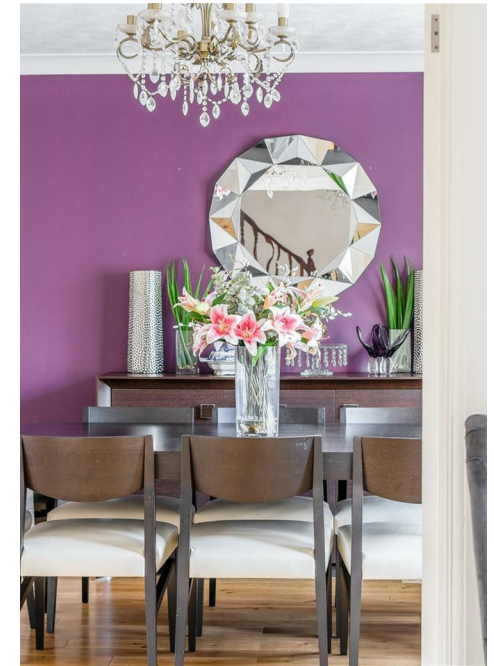
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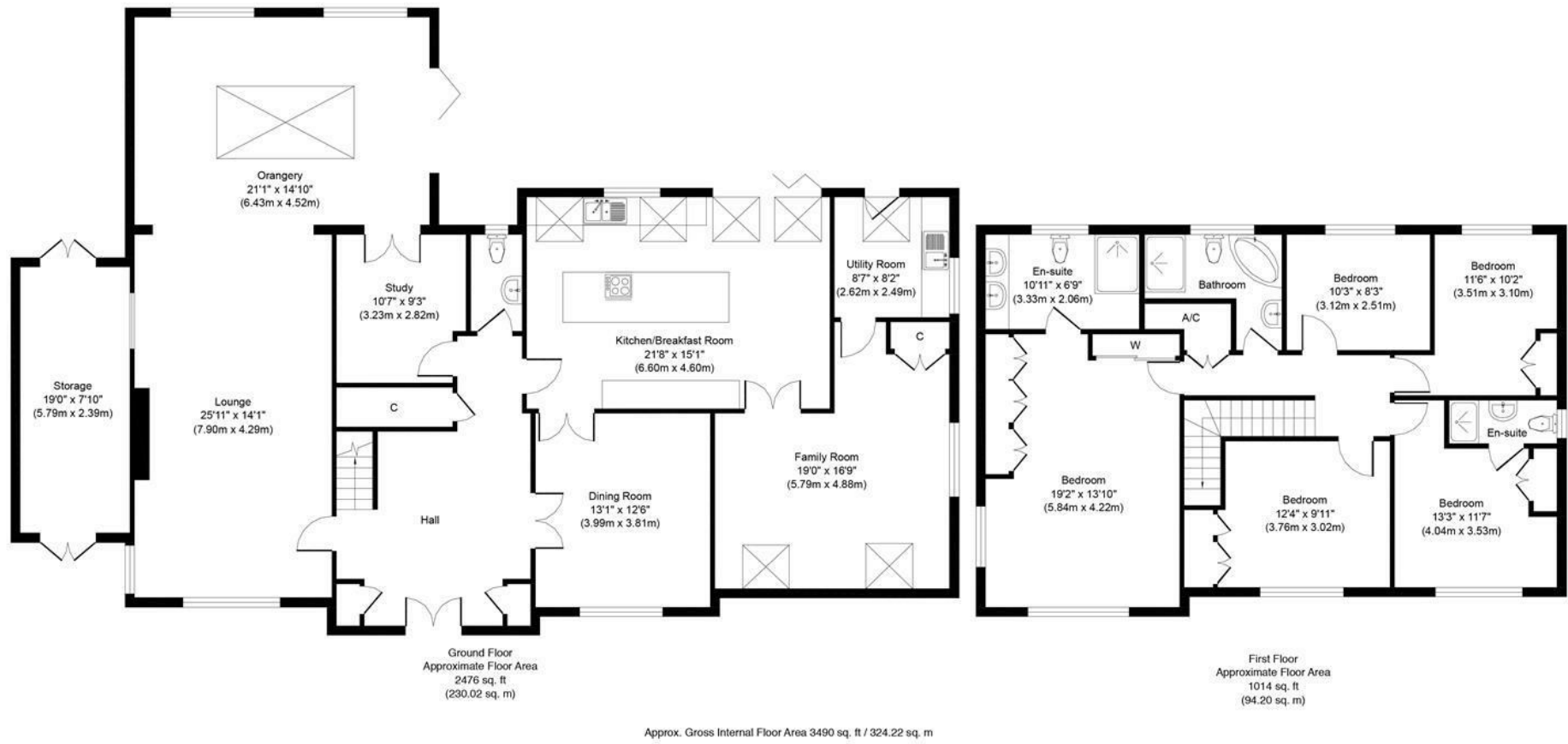
Located within a delightful close just off Starrock Road is this attractive five bedroom family home measuring circa 3500 sq ft. The property has been extended and upgraded by the current owners and offers spacious accommodation over both levels.

The ground floor offers great space with all of the reception rooms being of a good size. There is a large entrance hall with three storage cupboards, a double aspect lounge which is open-plan to a fabulous orangery with roof lantern and bi-folding doors to the rear garden. There are also double doors from the orangery through to the study. A modern kitchen/breakfast room offers great space with a range of integrated appliances, a central island and a beautiful tiled floor which flows through to the dining room and the large family room. There is also a utility room and a cloakroom to the ground floor.

To the first floor is the master bedroom with a generous amount of fitted wardrobes and a luxury en-suite shower room. Bedroom two also comes with fitted wardrobes and a modern ensuite shower room. Two further double bedrooms with fitted wardrobes and a single fifth bedroom make up the first floor accommodation. Three of the bedrooms are serviced by the luxury family bath/shower room.

Outside there is a secluded rear garden with a large decking area, formal lawn and a raised water feature. A further patio area is set to the rear of the garden with access to the large storage shed. To the front is a large driveway with parking for numerous cars.

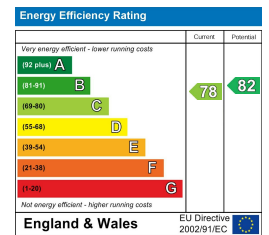




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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