



ASHLEIGH FLETCHER

POWERED BY
exp UK

Coulsdon, Surrey

📞 020 8089 5566

A stunning, extended mid-terrace house that seamlessly blends modern comforts with traditional charm. Nestled in the vibrant community of Coulsdon, this property is perfect for those who seek a serene yet connected lifestyle.

Elegant Living with Functional Spaces

Step into the inviting 15' lounge, where natural light floods through, creating a warm and welcoming atmosphere. This space is perfect for cozy family evenings or entertaining friends. The kitchen/ breakfast room, part of the ground floor extension, offers a modern, well-equipped space perfect for morning coffees. A dedicated study area is ideal for professionals working from home or for creating a quiet reading nook. The separate utility area ensures that all household tasks are kept out of sight, maintaining the home's pristine aesthetics.

An Outdoor Oasis

Imagine summer evenings under the pergola, enjoying alfresco dining on the timber decked area with adjustable blinds for comfort. The 50 ft level south-facing rear garden is a sun-soaked haven for gardening enthusiasts, children's play, or simply relaxing with a good book. The garden also features two outside cold water taps and one hot water tap, perfect for setting up a hot tub.

Practicality and Convenience

The property boasts a double garage with a full-width shed area at the rear, providing plenty of storage space for tools, bikes, and more. Off-street parking is available for one car, ensuring convenience and security for your vehicle. The modernised bathroom is a sanctuary of sleek, contemporary design, offering a luxurious space to unwind and refresh.

Hassle-Free Buying Experience

With no onward chain, this property presents a smooth, hassle-free buying experience, allowing you to move in and start enjoying your new home without delay.

This property is more than just a house; it's a lifestyle; don't miss this opportunity - arrange a viewing today.



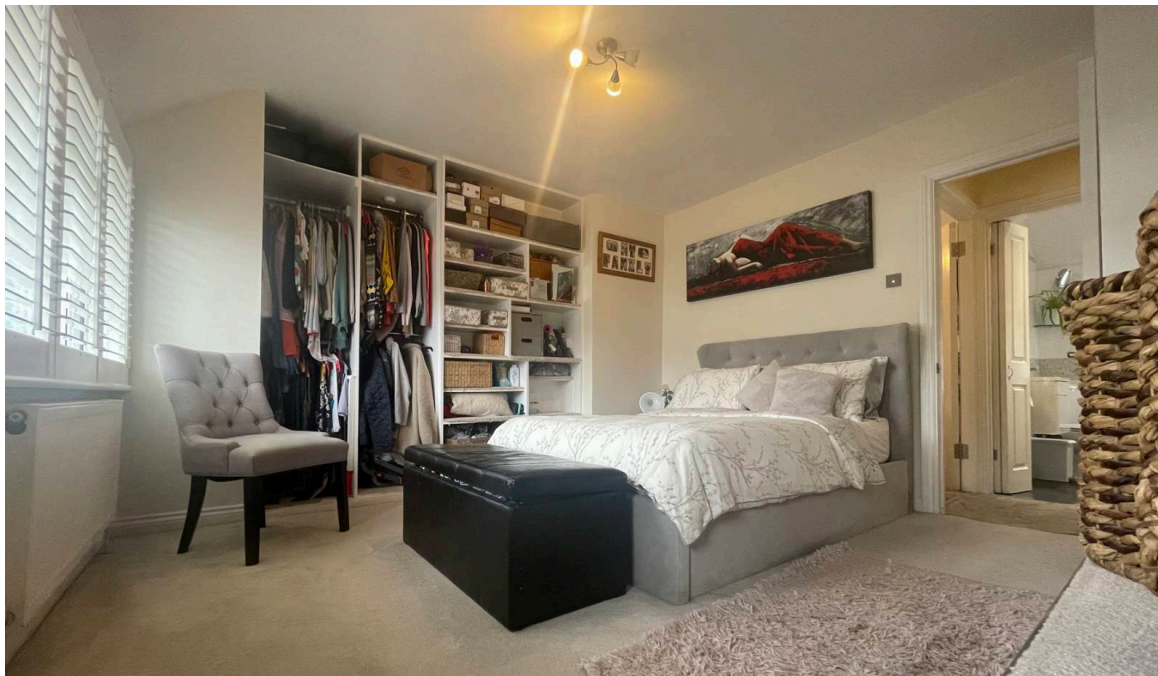
Amenities & Transport

Situated near excellent local amenities, this home is ideal for families. Top- rated schools such as Chipstead Valley Primary, Smitham Primary, and Woodcote High School are within easy reach. Coulsdon College offers superb further education opportunities.

Coulsdon South station provides swift services to London Bridge (21 minutes), London Victoria (28 minutes), and Gatwick Airport (20 minutes). Numerous bus routes and the proximity to the M25/M23 intersection at Hooley ensure easy access to surrounding areas and major airports.

Embrace an active lifestyle with nearby open spaces like Farthing Downs and local parks. Enjoy a round of golf, squash, or a workout at Coulsdon Manor, or join local cricket, tennis, and bowls clubs. The vibrant town centre boasts a variety of restaurants and cafes, perfect for dining and socialising.

Council Tax Band: C **EPC Rating: C**



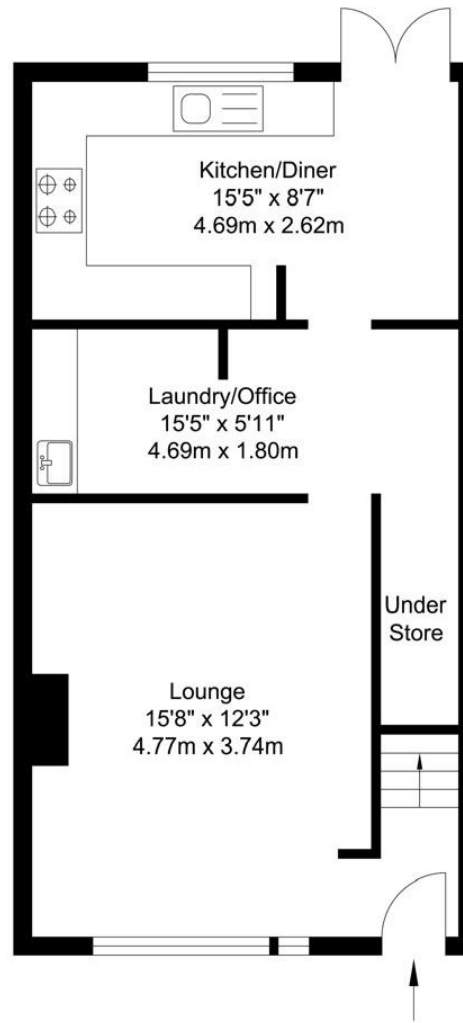
Thinking of Moving?



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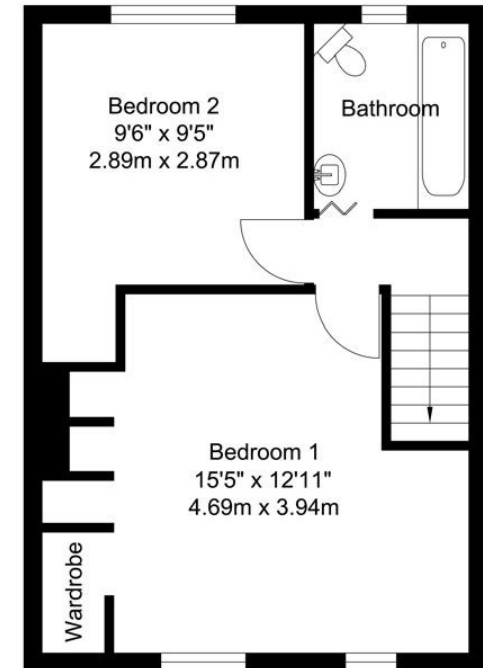
BOOK NOW

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GROUND FLOOR

TOTAL APPROX FLOOR AREA 474.68 SQ.FT. (44.10 SQ.M.)



FIRST FLOOR

TOTAL APPROX FLOOR AREA 349.07 SQ.FT. (32.43 SQ. M.)

TOTAL APPROX FLOOR AREA 823.76 SQ.FT. (76.53 SQ.M)

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	