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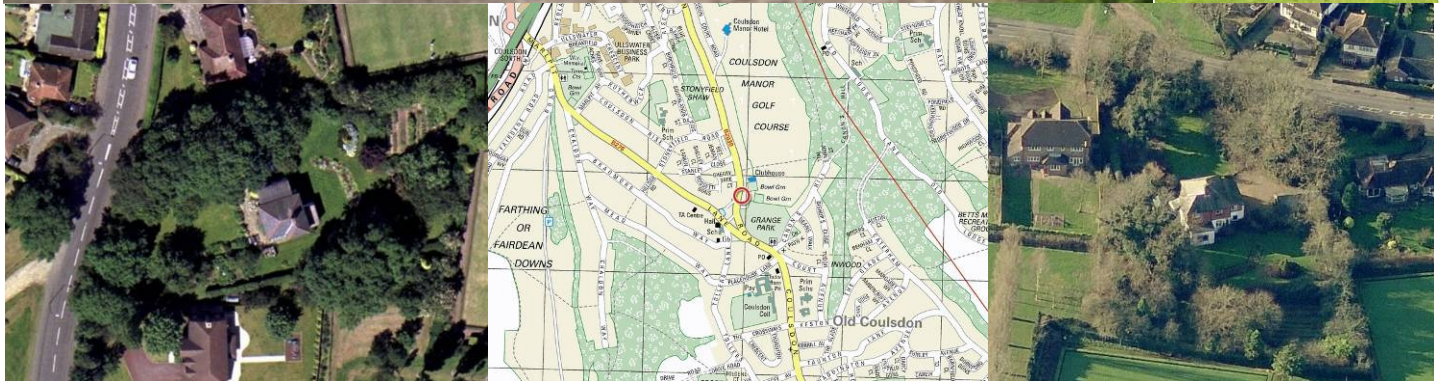
Estate Agents

LAND DEPARTMENT
936 Brighton Road, Purley CR8 2LP

Coulsdon Road, CR5

£700,000 FH

A rare opportunity to acquire this five bedroom detached tile hung cottage located just a few minutes' walk from Old Coulsdon Village and set in approximately an acre of beautiful mature gardens backing onto the village bowling green and surrounded by Coulsdon Manor Golf Course. The house is full of character with spacious accommodation over 2 floors and is unmodernised making an ideal opportunity to create the perfect family home.



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Entrance Hall: 13' × 12'5 (3.97m × 3.79m)	Wood panelled door to the front, windows to the front and side, high ceilings, radiator, turning staircase to the first floor.
Living Room: 23'1 × 12'10 (7.04m × 3.91m)	Windows to the rear overlooking the garden, three further double glazed windows to the side, stone fire place and mantle, high ceilings with cornicing, radiator.
Dining Room: 13'10 × 11'11 (4.22m × 3.63m)	Window to the rear, feature brick fireplace and mantle, high ceilings, radiator, serving hatch to kitchen.
Kitchen: 12'10 × 7'10 (3.91m × 2.39m)	Window to the front, range of fitted wall & base units with worktops, sink, space for cooker, washing machine & fridge, walk-in pantry with glazed window to the front, serving hatch to dining room.
Internal hallway:	Window to the side.
Study: 10'1 × 9'4 (3.08m × 2.85m)	Double glazed window to the rear overlooking the garden.
Cloakroom:	Glazed opaque window to the side, vanity unit with inset wash basin, low-level WC, coat and shoe storage.
First Floor Landing:	Window to the side, loft access, radiator.
Bedroom 1: 14'1 × 11' (4.3m × 3.36m)	Dual aspect with glazed windows to the rear and side, range of built-in double wardrobes, pedestal wash hand basin with wall mounted mirror.
Bedroom 2: 14' × 12' (4.27m × 3.66m)	Window to the rear, built-in double wardrobe, pedestal wash basin with wall mounted mirror, radiator.
Bedroom 3: 10'4 × 9'4 (3.15m × 2.85m)	Window to the rear, pedestal wash basin, radiator.
Bedroom 4: 9'3 × 8'11 (2.82m × 2.72m)	Double glazed window to the front.
Bedroom 5: 9'2 × 8'1 (2.8m × 2.47m)	Double glazed window to the front, built-in single wardrobe.
Family Bathroom: 9'4 × 8'1 (2.85m × 2.47m)	Opaque double glazed window to the front, three piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash basin, airing cupboard, heated towel rail, part tiled walls.
Separate WC:	Glazed opaque window to the side, low-level flush WC, part-tiled walls.
Cellar: 12'8 × 12'4 (3.86m × 3.76m)	Access via a hatch in the entrance hall floor, electric meter and fuse board.
Gardens:	Approximately 0.9 acres of mature level gardens, with a gravel drive to the front which runs to a separate garage block, parking area and turning circle. The rear garden has two lawn areas and mature flower beds, borders and trees.
Garage: 25'4 x 14'1	Power and light, pitched tiled roof, twin stable doors.