



Tastefully decorated, 3 bedroom home in Coulsdon. Sunny rear garden. Perfect for a small family. Level rear garden and patio. Popular location and ready to move into.

**£499,950** Freehold | 3 Bed semi detached

**SSTC**





Hallways are very pleased to present this charming 3 bedroom home in Coulsdon.

On the ground floor, there is a large, open-plan living/ dining area. A large window allows plenty of natural light and is finished off with wooden plantation shutters. Through the living area, is a bright and spacious kitchen. Neutral decor and laminate flooring give a really modern feel. This property has a lovely garden, which is bathed in sunlight all day long. There is a large patio area, perfect for summer BBQs and a grassy area for children to play.

Upstairs, there are 2 double bedrooms and a single room which could also be used as an office. Super fast fibre optic broadband makes this home perfect for anyone working from home. There is also a large family bathroom. This property is tastefully decorated throughout and ready to be moved into. It makes the perfect home for a small or growing family.

This property is 0.6 miles from Woodmansterne Station which has a direct line to London Bridge. Coulsdon is a very appealing neighbourhood with a variety of independent restaurants and coffee shops such as CyCo cafe, The Light Bar and La Scarpetta. There are a number of reputable schools in the local area, Woodmansterne Primary School, Chipstead Valley Primary School, Woodcote Primary School, Woodcote High School, St Aidan's Catholic Primary School, Smitham Primary School, and Cumnor House School For Girls all are less than 1 mile away.

Take a tour with our 3D VR and call us on 020 3536 39459 to book a viewing by appointment only.

Council Tax Band: D (LB Sutton)

Tenure: Freehold

- 3 Bed Modern Semi Detached
- Driveway
- Excellent Local Amenities
- Good School Catchment
- Large sunny garden
- Stylish Decor







Ground Floor



First Floor

Approximate total area\*\*  
25.76 sqm  
268.62 sq ft

\*\* This area does not include the area of any balconies or terraces, or any other external areas. It is for information only and should not be used as a basis for any calculations.



Ground Floor



First Floor

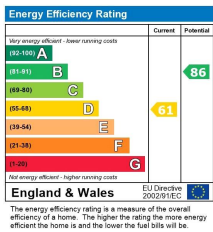
Approximate total area\*\*  
25.76 sqm  
268.62 sq ft

\*\* This area does not include the area of any balconies or terraces, or any other external areas. It is for information only and should not be used as a basis for any calculations.



Approximate total area\*\*  
25.76 sqm  
268.62 sq ft

\*\* This area does not include the area of any balconies or terraces, or any other external areas. It is for information only and should not be used as a basis for any calculations.



Viewing by appointment only  
Hallways Estates Limited  
Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.