



## WINDERMERE ROAD, COULSDON

Beautiful semi-detached 4 family home in a sought-after residential road in Coulsdon.

5 min walk to Coulsdon Town railway station for London links. Great M23 & M25 access. Perfect for working from home and family focused.

**Offers Over £650,000** Freehold | 4 Bed Semi-Detached Home







Hallways are excited to offer to the market this stunning four bed, semi-detached family home presented in excellent decorative order throughout. Well-positioned for local transport links with Coulsdon Town railway station just a 10 minute walk away. A selection of sought after independent and state schools in easy distance for primary and secondary.

This is a home that has been looked after and improved by the current owners which in turn allows the new owners to turn the key and feel immediately at home. The ground floor is so spacious, with two living areas and a large kitchen/diner which opens onto the garden. Wooden flooring and a large lantern roof mean that this extended space feels really bright and modern. A great family space along with a separate 'grown ups' lounge for relaxing away from the toys and busy dinner times or use as a ground floor bedroom if needed. Additionally, the utility room along with downstairs shower and wc and further laundry room mean that this home offers huge amounts of storage space and great access for kids, dogs and bikes.

On the first floor, there is a landing with feature window, family bathroom and four bedrooms, 3 of which are doubles.

The rear garden is level and private and is mainly laid to lawn ensuring ease of maintenance and all-year-round usability, a huge patio area for dining and entertaining mean that you can move in and enjoy it immediately. Driveway parking for 2/3 vehicles.



Windermere Road is minutes away from the centre of town with lovely restaurants and coffee shops as well as small retailers, Waitrose and Aldi. Friendly neighbours with a WhatsApp neighborhood group. There are some great green areas and walks nearby: Farthing Downs, Banstead Woods, great locations for families and dogs, or equestrian pursuits. The house is situated in an excellent position for motorists connecting easily with the M25 and M23 motorways and giving easy access to Gatwick. The area is surrounded by an excellent choice of outstanding state and private schools close by for primary and secondary, you couldn't ask for a better location for a family home.

Internal viewings are highly recommended call us today to Take a tour with Hallways Exclusive 3D VR and call to arrange your appointment to view.  
BY APPOINTMENT ONLY

**VENDORS COMMENT:** 'From the moment we walked through the front door 13 years ago, we loved the light, spacious feel of our home. We were commuters when we first moved here and found it really handy having more than one rail line close by for easy and fast access to London. The space has worked so flexibly for us as our family has grown, and as we have shifted from commuters to home workers. We love the friendly, family-oriented community in Coulsdon, with great shops and restaurants just a five-minute walk away, and beautiful countryside like Farthing Downs and Happy Valley a short drive away.'



Council Tax Band: F (Croydon)  
Tenure: Freehold

- Extended Semi detached home
- Short walk to Station - 25 min to Central London
- Four Bedrooms
- 2 Living rooms
- Modern fitted kitchen
- Great School Catchment
- Large, bright living/dining area
- Separate utility room
- Driveway Parking





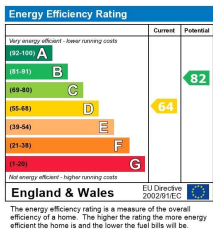
hallways



hallways



hallways



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/fittings 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.