



## PORTNALLS RISE

A stunning 4 bed detached family home in a desirable Coulsdon location. Set over three floors, this house is quite unique and offers all that your growing family will need in a new home.

Rear garden and patio, off street parking with stylish accommodation throughout.

View by appointment only.







🏡 Stunning 4-Bedroom Detached Family Home in a Prime Residential Location with great access to Woodmansterne or Coulsdon South Railway Stations.

Outstanding school catchment, with three excellent primary schools within walking distance.

Welcome to this beautifully presented four-bedroom detached home, perfectly combining charming character features with modern living across three spacious floors.

Nestled in a desirable and peaceful residential area, this property offers exceptional space, comfort, and flexibility — ideal for growing families or those seeking a generous home with ample working-from-home options.

#### Key Features:

- 🏠 Four spacious bedrooms, including a top-floor master suite with its own shower room.
- 🍷 Two generously sized living areas including a formal lounge and an expansive open-plan kitchen/dining/living area with direct access to the garden — perfect for entertaining and family life.
- 🍳 Modern kitchen with ample worktop space and storage, ideal for everyday cooking and social occasions.
- 🛁 Three bathrooms plus a ground-floor WC for ultimate convenience.
- 🌿 Attractive private garden with side access — ready for outdoor dining, play, or relaxation.
- 🚗 Off-street parking for multiple vehicles on a smartly paved driveway.
- 🏡 Character façade with Tudor-style accents, climbing greenery, and a welcoming front entrance.

#### Additional Highlights:

- Approx. 1,800 sq ft of living space (160 m<sup>2</sup>)
- Thoughtfully laid out over three floors with clever use of space throughout
- Bright and airy interiors with great flow between living areas
- Ideal location close to reputable schools, transport links, and local amenities

✦ This is a rare opportunity to own a substantial family home full of warmth, charm, and modern functionality. Don't miss your chance to view — properties of this calibre and size in such a sought-after area are rarely available for long.

Council Tax Band: G (Croydon)

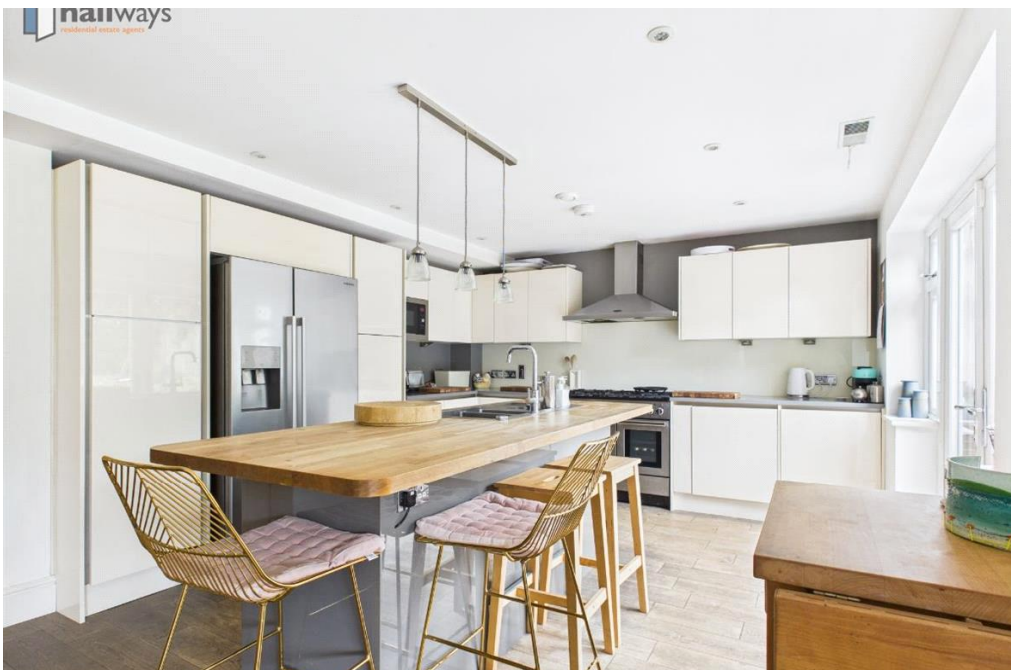
Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

- Detached
- "Turn Key" home
- 4 Double Bedrooms
- 3 Bathrooms
- Off-street parking
- 0.9 miles to Coulsdon South Railway Station
- Outstanding school catchment

- Unique property
- Air Conditioned - Hot/cool
- Beautiful aspects
- Double Glazing
- Downstairs wc
- Integrated Appliances
- Low Maintenance rear garden

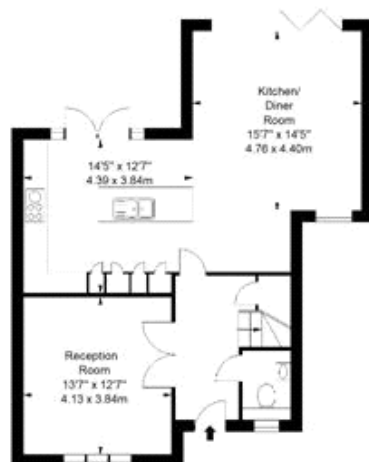






Second Floor

**Portnalls Rise,  
Coulston, CR5 3DA**  
Approximate Gross Internal Area  
1821 sq ft / 169.17 sq m



Ground Floor

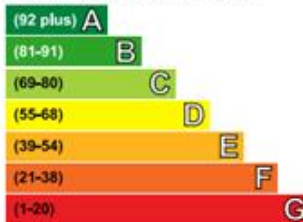


First Floor

Illustration For Identification Purposes Only. Not To Scale  
As Defined by RICS - Code of Measuring Practice  
[www.rics.org.uk](http://www.rics.org.uk)

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	90

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

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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/fitings 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.