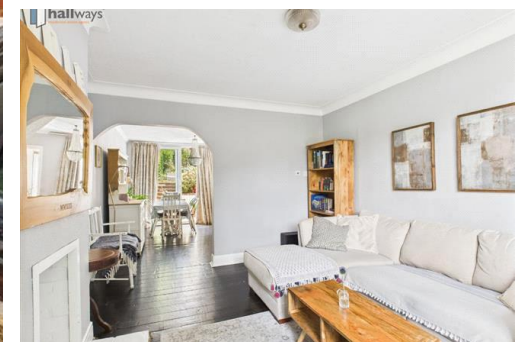
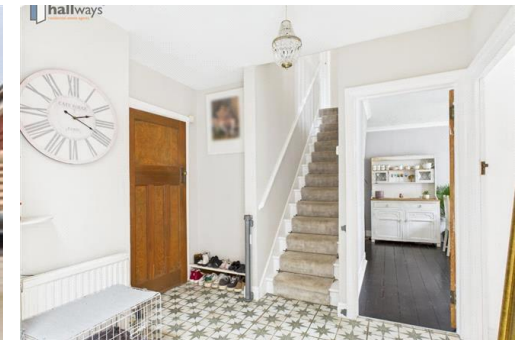




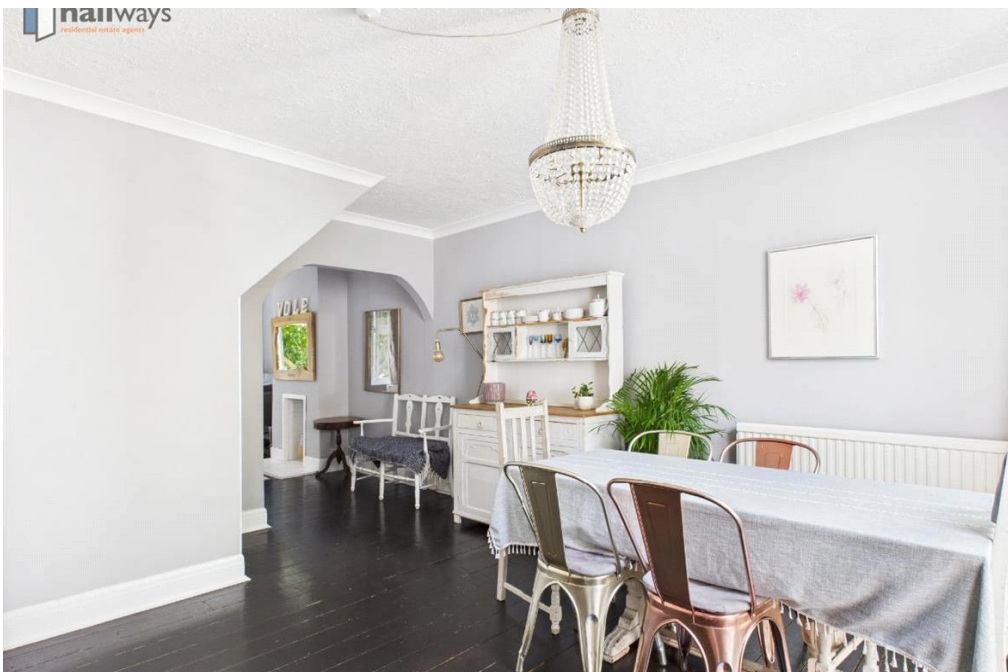
RICKMAN HILL, COULSDON

Tucked away in a sought-after location, this beautifully presented 4 bed home offers versatile interiors, flexible living space, and a stunning garden – making it an ideal choice for families and professionals alike. Close to schools and stations with driveway parking. View by appointment.

**£650,000** Freehold | 4 Bed Family Home







### A Much-Loved Family Home with Space, Community and Potential.

The ground floor welcomes you with a spacious, open plan lounge and dining room, with direct access to the garden and a separate kitchen.

A downstairs office and utility room as well as a wc and the fourth bedroom, mean that you can easily work from home and have the further option to extend upstairs in the future. This property offers excellent flexibility for guests or multi-generational living.

Upstairs, three bright and airy bedrooms are complemented by a family bathroom, creating comfortable private spaces.

Outside, the property boasts a delightful mature garden, with a patio area perfect for entertaining, relaxing, or family play. The mature garden is surrounded by trees and shrubs offering privacy and a real sense of nature.

To the front, there is convenient off-street parking, the shrubs give you peace and privacy.

### VENDORS COMMENT:

'After seven happy years, this has been the home where our family has grown — from welcoming our youngest two daughters, to seeing our eldest start and finish primary school. It's a house full of memories, but now, with our eldest moving on to secondary school, we're beginning a new adventure closer to grandparents.

We are only the third owners of this home, and like those before us, we've cherished our time here. With its space, community, and potential, we're sure the next family will love it.'

### The property offers:

- Spacious family living with scope to extend both outwards and upwards, as many neighbours have done.
- A generous garden, perfect for children to run and play.
- A quiet home office/study with lovely views of a beautiful Magnolia tree.
- Driveway parking for two large cars, with potential for more if required.

The community here is genuinely special — neighbours who have become close friends, a welcoming atmosphere where everyone looks out for each other (or leaves you to it if you prefer).

The area is superb for families:

Highly rated Ofsted "Good" and "Outstanding" schools (primary and secondary) all within walking distance by Year 5 & 6.

Excellent transport links into London.

Local amenities in Coulsdon, including supermarkets, cafés, and even a cosy soft play for little ones. Central Croydon, with its wider shopping and entertainment options, is just a short drive or bus ride away.

10 Min walk to Woodmansterne Station and a selection of local shops and a little pub, This house has great space and is ready for your own personal stamp.

Just two minutes away is a lovely park with sports pitches, excellent tennis courts and a playground that's perfect for young children. If you have a dog, the grounds and surrounding woods are also home to a friendly walking community.

Take a tour with our 3D VR and book your in person viewing [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk)



**Council Tax Band: E (Croydon)**

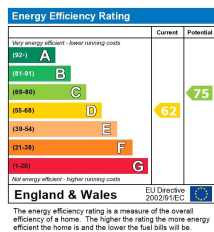
**Tenure: Freehold**

**Parking options: Driveway**

**Garden details: Rear Garden**

- 4 Bed Semi Detached House
- Stations within 10 minutes for London Bridge or Victoria
- Great potential to expand and personalise
- Large Open plan lounge/diner
- Driveway Parking
- Established Rear Garden
- Excellent School Catchment
- Park and playground 2 min walk away





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.