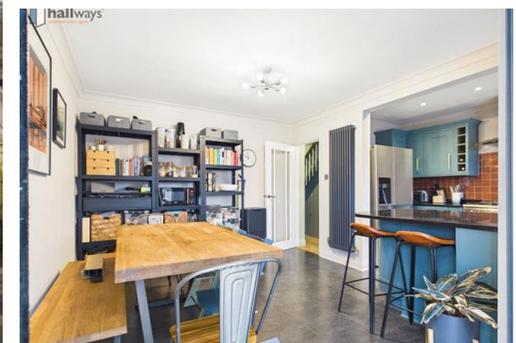




WOODLANDS GROVE, COULSDON

Spacious 4-bedroom semi-detached home set over three floors (approx. 126 m²). Features a bright living room, open-plan kitchen/diner, conservatory, ground floor WC, family bathroom and top floor principal bedroom with en-suite. Private rear garden. Ideal for families.

£625,000 Freehold | Superb Family Home





Situated in a popular residential location, this well-presented four bedroom semi-detached property offers generous and versatile living space arranged over three floors, ideal for growing families.

The ground floor comprises a welcoming entrance hall, a spacious living room filled with natural light, and an impressive open-plan kitchen/diner providing the perfect space for both everyday living and entertaining. The kitchen offers ample worktop and storage space, with direct access into a bright conservatory overlooking the garden — creating an additional reception area that can be enjoyed year-round. A convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The second floor hosts a superb principal bedroom suite, complete with its own bathroom, offering privacy and flexibility for guests, teenagers or home working.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family enjoyment. As a semi-detached home, it also offers side access and excellent kerb appeal.

With approximately 1,237 sq ft of accommodation, this fantastic home combines space, practicality and comfort in a desirable setting. Early viewing is highly recommended.

Outstanding Chipstead Valley Primary is in walking distance along with the gorgeous green areas of Banstead Woods for dog lovers and running.

This property also has scope for a rear single storey side/rear extension. Permission was previously granted in 2001.

Council Tax Band: E (Croydon)
Tenure: Freehold

- 4 Bed Semi Detached House
- "Turn Key" home
- Walking distance to Woodmansterne Station
- Chipstead Valley Catchment
- Close to green space
- Stylish Decor
- Large Conservatory
- Stunning Views
- Scope for extension (subject to planning)





GROSS INTERNAL AREA
 1ST FLOOR: 62 m² 2ND FLOOR: 41 m²
 3RD FLOOR: 23 m²
 REDUCED HEADROOM BELOW
 1.83 M: 19 sq. ft. TOTAL: 126 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
<small>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.</small>	

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/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.