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MARRIOTT VERNON
ESTATE AGENTS



6 Hillside Road, Coulsdon, CR5 1PD
Offers in excess of £700,000



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Marriott Vernon present this stunning three bedroom detached family home, built in 2013, with off street parking for up to three cars, and delightful all-weather surface garden, superbly situated in a sought after residential Old Coulsdon location. The property has been beautifully maintained and superbly appointed, offering bright and spacious accommodation with elegant interiors and high quality finish throughout. Ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience, this impressive home is not to be missed. Features include an inviting double length reception, impressive kitchen/diner, two luxury bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing, and quality floor coverings.

Accommodation comprises central entrance hall with access to WC, understairs storage and staircase rising to the first floor, leading into the double length reception room with ample space for relaxing and entertaining, and bi-folding doors spilling out onto the external patio and garden beyond. The beautiful open plan kitchen/diner, flooded with natural light from dual aspect windows, comprises a quality range of fitted wall and base units with work surfaces, incorporating inset sink unit, gas hob with inbuilt extractor, wall mounted oven, and further integrated appliances.

To the first floor, there are three generous double bedrooms – one en-suite - plus a family bathroom with contemporary style free-standing bath suite.

The property is located within easy access of Coulsdon Town and Coulsdon South stations, as well as regular bus routes. There are a variety of local shops and amenities in Old Coulsdon itself, with Coulsdon providing a further array of amenities, and Purley and Croydon shopping centres just slightly further afield. The A23 provides useful connections to both the M23 and M25, and the area is well served by excellent local schools and lovely open spaces .



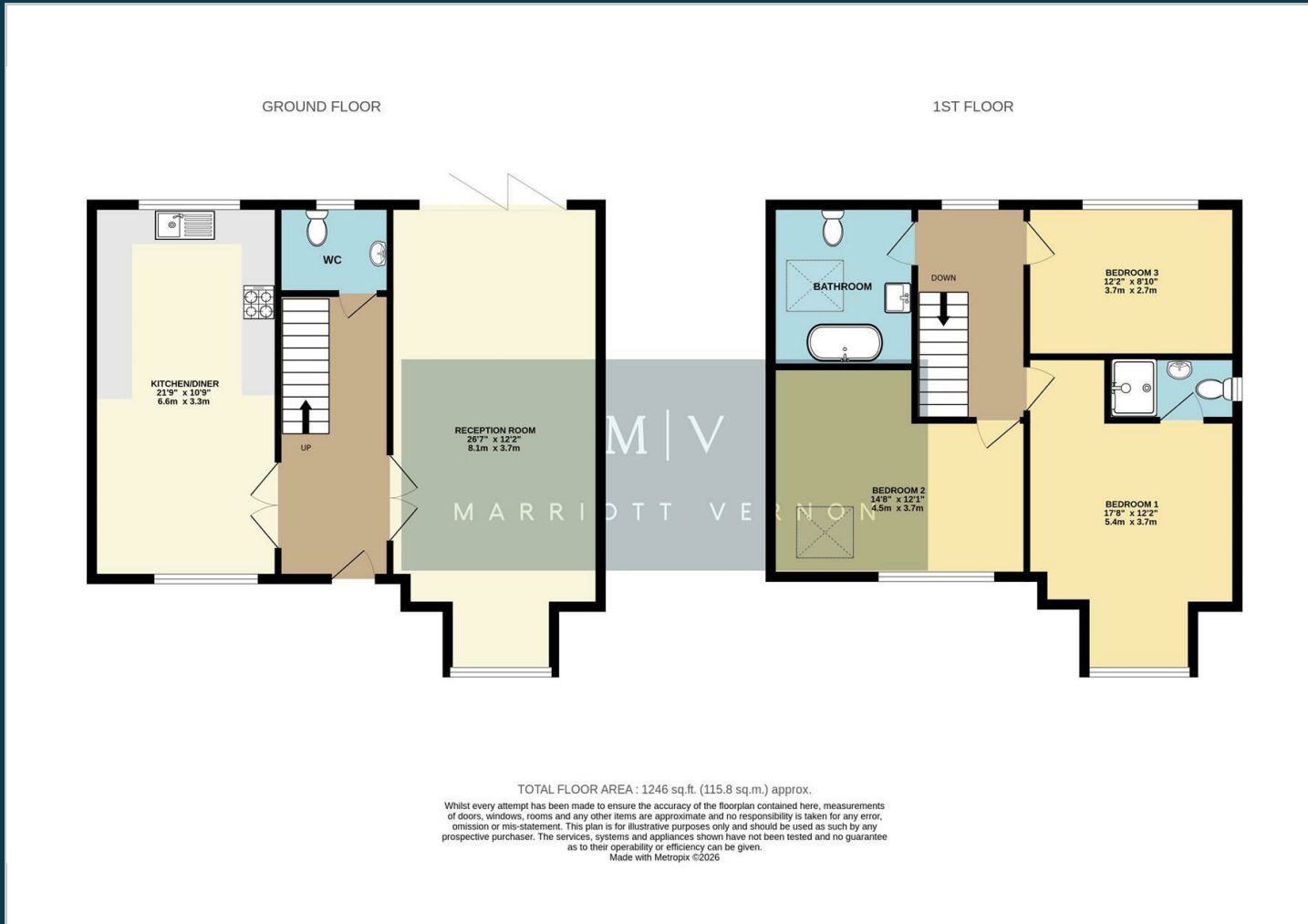




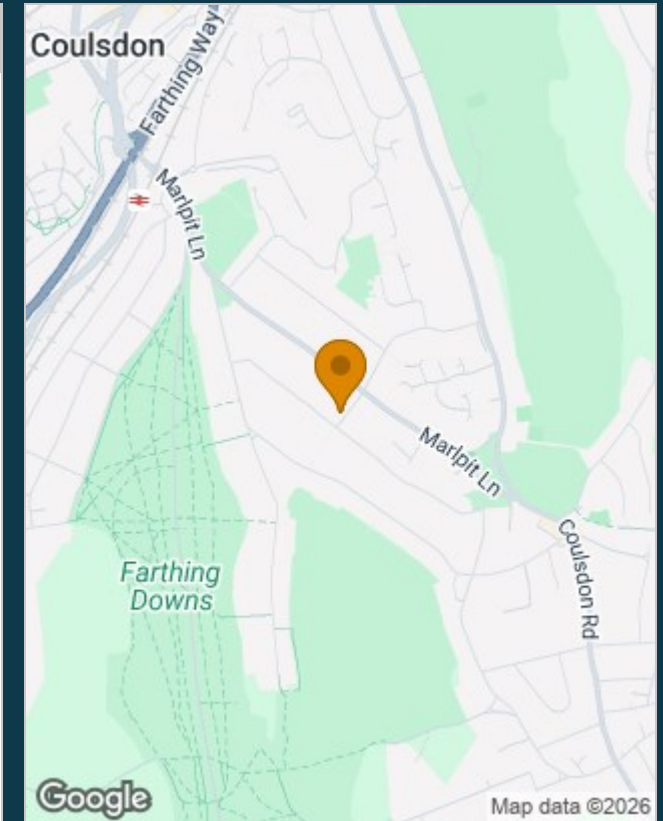
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	