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MARRIOTT VERNON
ESTATE AGENTS



7 Star Lane, Coulsdon, CR5 3RA
Guide Price £575,000-£600,000



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Marriott Vernon present to the market this attractive, chain free, extended four bedroom, two bathroom, semi detached family home with large private South facing garden (circa 150ft) and excellent potential for off street parking. Ideally situated in a popular residential location, the property offers bright and spacious, versatile accommodation with modern interiors, including three separate reception rooms, well equipped kitchen, family bathroom, principal en-suite and ground floor WC - ideal for modern family life. Features include gas central heating, double glazing, quality floor coverings and neutral decor. Offered to the market chain free.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor and access to guest WC, leading into a spacious dining room with double doors through to the full width reception room. The rear reception room is flooded with natural light from wide rear aspect window and double doors opening out onto the delightful garden. A further reception/play room/study provides further versatile living space. The separate kitchen, to the front of the house, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor are four well proportioned bedrooms - the largest room with en-suite shower - plus a tiled family bathroom with modern white three piece suite.

The property is conveniently located within easy reach of railway stations at neighbouring Chipstead, Woodmansterne, Coulsdon Town and Coulsdon South. Hooley itself provides a variety of local shops and amenities, with Coulsdon close by for a wider variety. The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent schools including Chipstead Valley Primary, St Aidan's Primary, Coulsdon CofE Primary, Coulsdon Sixth Form College and Oasis Academy

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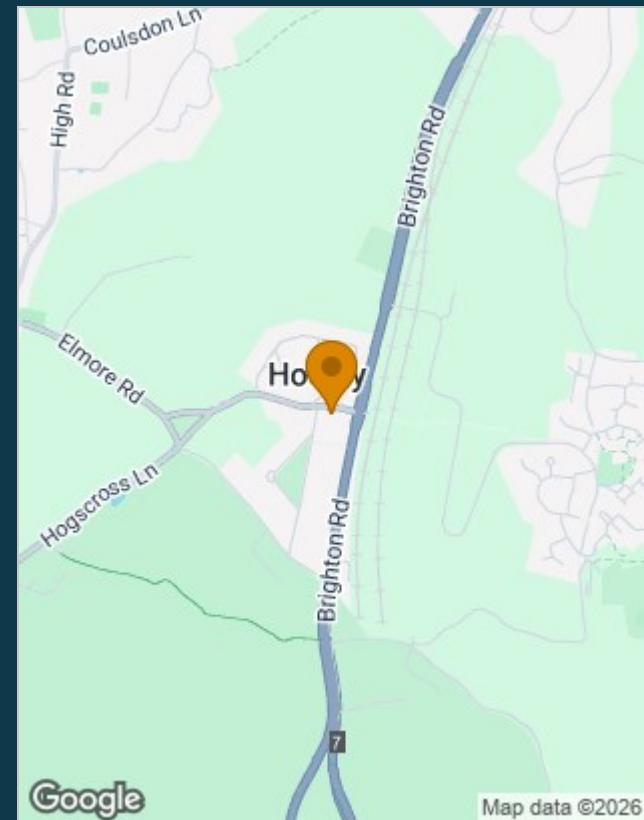
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Floor Plans



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	84
EU Directive 2002/91/EC			

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.