



Sought after, gated location on the Chipstead – Coulsdon border

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Coulsdon CR5

London 16 miles
Coulsdon 1.5 miles Banstead Village 4 miles Redhill 5 miles
Coulsdon South Station 1.1 miles - London by rail 25 minutes
M23 / M25 3 miles
All times and distances are approximate

Refurbished and beautifully presented, this chalet style detached house is truly a hidden gem.

One of just two which enjoy privacy and security in this gated close, the house has many luxury features throughout its versatile accommodation.

Price £950,000

View by appointment please, exclusively through
Richard Saunders and Company
Telephone 01737 363333

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- Entrance Hall ■ Cloakroom ■ Open plan Sitting – Dining Room
- Study / Bedroom 4 ■ Kitchen - Breakfast Room ■ Utility Room
- 3 Bedrooms each with an ensuite Bathroom or Shower Room
- Double Garage ■ Paved Frontage providing Parking for several cars
- Around 100' x 50' Rear Garden



This home has a calm and relaxed appeal. Tastefully remodelled by the owners, its spacious and light accommodation has so many refinements, it's clear that living here would be effortless.

The main living room enjoys three aspects and wide bi-fold doors which lead out onto a wrap-round terrace, creating both indoor and outdoor areas for entertaining friends and family, or perhaps just taking in the peaceful setting and the view across the valley to Farthing Downs. The kitchen has cream Shaker cabinets, granite surfaces, built in appliances and a breakfast table.

There's up to four bedrooms, the three double bedrooms on the first floor all have ensembles and the ground floor study would make an accessible bedroom should this be required.

Automated double gates lead to an open frontage, paved to provide ample parking in addition to the double garage with its roller-shutter door.

A perfect home for 'lock up and leave' or to 'stay and enjoy' instead. Make your viewing appointment through the sole agents, Richard Saunders at Banstead.





This secure and private location on the border of Coulsdon and Chipstead Village offers remarkable accessibility to all of life's needs.

Within a few minutes' drive, the M23/M25 intersection gives fast road access to the country's motorway network, both Heathrow and Gatwick Airports, the Channel Tunnel and coastal ports. Coulsdon South Station is just over a mile away, with its frequent and fast rail services to London in 25 minutes.

There's a great choice of schooling locally including Chipstead Valley Primary, Smitham Primary, St Aiden's RC, The Hawthorns and Woodcote Senior and Primary Schools to name a few.

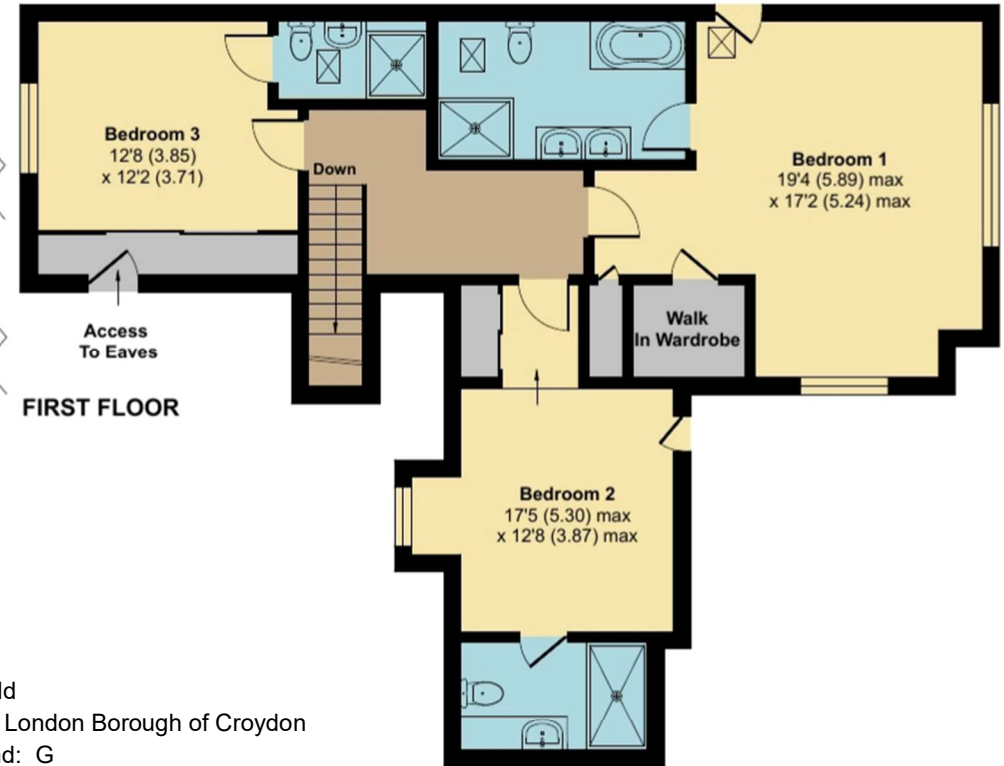
Both Coulsdon and Banstead Village have excellent local shopping including a Waitrose Supermarkets and the larger towns of Redhill and Reigate have plenty of shopping and social pursuits such as cinema and restaurants.

On the edge of the North Downs, this location is also within easy reach of open countryside for cycling, walks and riding whilst nearby Chipstead retains an unspoilt rural charm with its local pub-restaurants, village pond, annual flower show and clubs for so many sports such as golf, rugby, cricket, tennis and football.



TOTAL FLOOR AREA

2,275 SQ FT / 211.3 SQ M



Tenure: Freehold
 Local Authority: London Borough of Croydon
 Council Tax Band: G
 Broadband: Broadband available
 Services: All mains services are connected
 To the best of our knowledge on production of this brochure

The many features of this fine home include:

- Immaculate kitchen with cream Shaker cabinets and granite
- Integrated kitchen appliances and space for family dining
- Triple aspect, 32' x 27' (max) Sitting-Dining Room with bi-folds
- Fitted study, could be used as an accessible bedroom
- Gas central heating with Hive controls, LED lighting and double glazing
- Three double bedrooms and wealth of storage and wardrobes
- Modern, well-fitted ensuite bathroom and shower rooms
- Double width garage and parking for several cars
- Walking distance from Coulsdon South Station with excellent rail service
- One of just two houses in this secure, gated close

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

