



WOODCOTE GROVE ROAD, COULSDON, SURREY, CR5

OIEO **£650,000**

FREEHOLD

Winkworth





WOODCOTE GROVE ROAD

COULSDON, SURREY, CR5

**A 1920'S SEMI-DETACHED HOUSE
SITUATED IN A SOUGHT AFTER
LOCATION, APPROXIMATELY 1/2 A MILE
FROM COULSDON TOWN CENTRE.**

The property is situated in popular road on the west side of Coulsdon. The Brighton Road (A23) provides bus and road links with Purley and Croydon, with the M23/M25 motorway network accessible at Hooley. Coulsdon South and Coulsdon Town mainline stations offer excellent services to London and are within half a mile. The highly regarded Woodcote schools are within easy reach, as well as recreational and sporting amenities such as Woodcote Park Golf club.



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This charming property is a mixture of modern living and period features, and offers generous accommodation with four bedrooms and an additional loft room.

The ground floor briefly comprises; an entrance porch, hallway leading to the front living room and rear dining room, both of which have feature fireplaces, the cosy breakfast room, and adjacent kitchen and modern utility room.

A turning staircase leads to the first floor which provides three double bedrooms, a family bathroom, separate WC and a further box room. Another staircase leads to the wood panelled loft room.

Other benefits include the large office space located at the end of the garden with its own access via The Wend. This comprises of: a large open plan reception and office area and two further separate office rooms. Ideal for someone looking to run a home based business.

Outside the front walled driveway provides off street parking and a good degree of privacy. The attractive rear garden is framed by mature hedges either side and is set out in three gentle tiers, with a large patio adjacent to the house ideal for entertaining, a middle lawned area, and a vegetable plot at the end next to the original garage/office space.

All in all a fantastic family home, that needs to be viewed to be fully appreciated.



BANSTEAD OFFICE

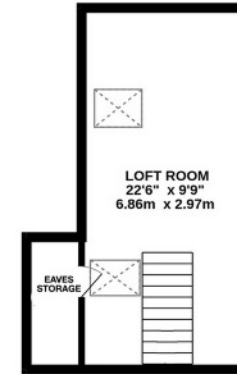
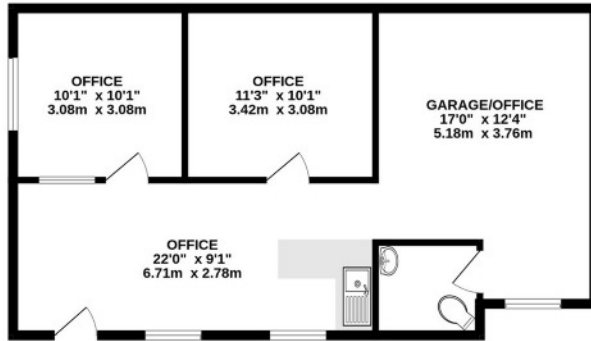
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AT A GLANCE...

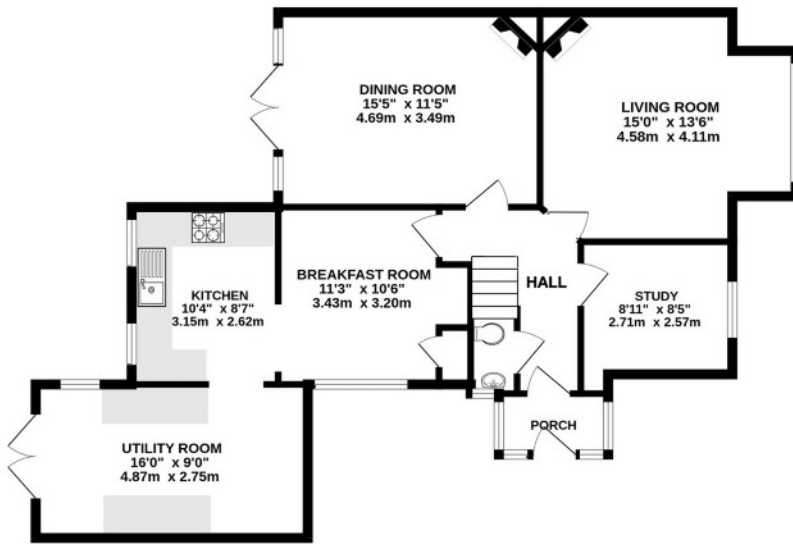
- Entrance Hall
- Living Room - 15'0" x 13'6" (4.58m x 4.11m)
- Dining Room - 15'5" x 11'5" (4.69m x 3.49m)
- Kitchen - 10'4" x 8'7" (3.15m x 2.62m)
- Breakfast Room - 11'3" x 10'6" (3.43m x 3.20m)
- Utility Room - 16'0" x 9'0" (4.87m x 2.75m)
- Study - 8'11" x 8'5" (2.71m x 2.57m)
- Downstairs WC
- Bedroom 1 - 15'7" x 13'6" (4.75m x 4.11m)
- Bedroom 2 - 14'5" x 13'7" (4.39m x 4.14m)
- Bedroom 3 - 12'0" x 9'10" (3.66m x 3.00m)
- Bedroom 4 - 9'4" x 5'8" (2.84m x 1.73m)
- Family Bathroom
- Loft Room - 22'6" x 9'9" (6.86m x 2.97m)
- Purpose Built Large Office Space - See Floorplan
- Garage - 17'0" x 12'4" (5.18m x 3.76m)
- Rear Garden - 100' (30.48m) approximately



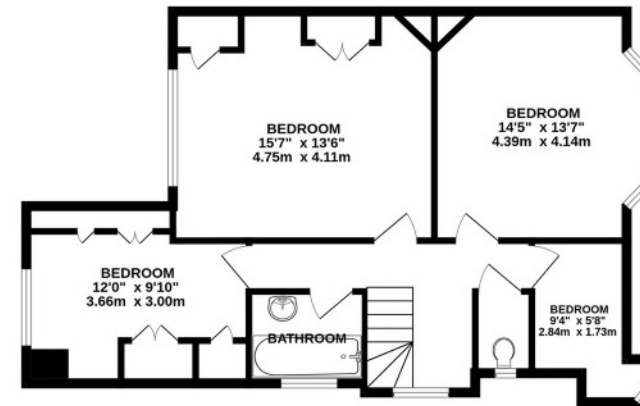




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Woodcote Grove Road, Purley CR5 2AD
 INTERNAL FLOOR AREA (APPROX.) 2470 sq ft/ 229.5 sq m
 Garden extends to 100' (30.48m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

Winkworth

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 31 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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