

Kennedys'

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16, Coulsdon Road
Coulsdon
CR52LA

Brand new and ready for its first owners, this smart 4 bedroomed slice of Coulsdon should not be missed.

£775,000



- Brand new four bedroom semi detached townhouse
- Excellent transport links for London commuters
- Close to Coulsdon's shops and amenities
- Contemporary fitted kitchen and fresh modern interiors
- Close to the beautiful countryside
- Viewing by appointment only



PROPERTY DESCRIPTION

Brand new and ready for its first owners, this smartly designed semi-detached townhouse offers four bedrooms arranged over three floors, combining modern living with a spacious layout to suit family lifestyles. Finished in a fresh, contemporary style, the property features a sleek fitted kitchen, bright interiors and well-built carpentry throughout.

Situated on Coulsdon Road, the location offers the best of both worlds; commuters will appreciate the excellent rail connections into London, and London Gatwick close by in the opposite direction, while Coulsdon's shops, cafés and everyday amenities are close at hand.

For those who love the outdoors, the beautiful open spaces of Farthing Downs and Happy Valley are a real highlight. Enjoy sweeping countryside views, peaceful woodland paths, wildflower meadows and miles of walking routes, all within the local area. It's a wonderful setting for weekend walks, taking the dog out or simply escaping the hustle and bustle for a while.

Whether you're a growing family looking for room to spread out or a professional couple wanting a stylish, low-maintenance home with countryside living and London connections nearby, this brand-new townhouse offers a fantastic opportunity to enjoy the Coulsdon lifestyle.









PROPERTY DESCRIPTION

Coulsdon Road is also particularly convenient for families, with local primary schools within walking distance and easy access to the wider amenities of Coulsdon and surrounding areas. There are parks, green spaces and plenty of opportunities for getting out and about. Coulsdon itself offers excellent transport links, with Coulsdon South providing direct trains to London Bridge and Victoria in under 30 minutes, while Coulsdon Town offers connections to central London. The town has a bustling high street with shops, cafés, and a Waitrose, while well-regarded schools like Chipstead Valley Primary and Woodcote High make it a popular choice for families seeking both convenience and green space.

On your doorstep, the village of Chipstead is a beautiful setting surrounded by rolling countryside whilst also providing opportunities for active sports with clubs including rugby, golf, tennis, and football. You have golf at Chipstead, Walton Heath, Kingswood and Woodcote Park, and further afield there is racing at Epsom. The nearby market towns of Reigate and Banstead provide a comprehensive range of shops, boutiques, cafés and restaurants including Waitrose, M&S Simply Food, Pizza Express, Costa and Café Nero name but a few.

For further information or to arrange a viewing, please contact a member of our Sales team on 01737 817718



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

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TENURE: Freehold
EPC RATING: B
COUNCIL: Croydon

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