



Church Lane, Hooley, Coulsdon

The **PERSONAL** Agent

Offers In The Region Of £1,000,000 Freehold

- 5 bedroom detached.
- 4 Bathrooms/including 3 en suites
- Kitchen/Breakfast room
- Separate lounge
- Dining room
- Conservatory
- Utility room / Gym
- Driveway for ample parking
- Secluded rear garden
- No onward chain

We are delighted to offer for sale this five bedroom detached property. The property consists of a downstairs cloakroom, Living room, Separate dining room. Large kitchen/breakfast room opening to a conservatory. There's also a utility room and gym room. On the first floor five bedrooms with three en-suites and a main bathroom. Outside ample parking to the front and a secluded rear garden.

The property has been extended and refurbished by the current owners, the family home offers

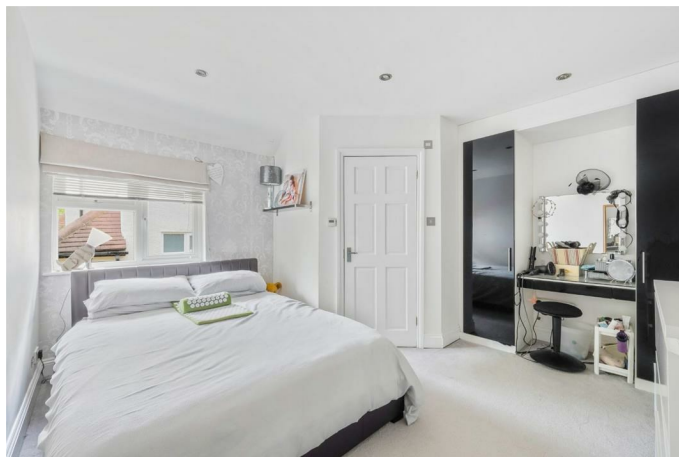


spacious and flexible accommodation over two floors. The property benefits from a large open planned kitchen/dining room with under floor heating which leads through to the conservatory with views of the secluded garden. The ground floors also has a separate living room along with a utility room, cloakroom and gym room. Upstairs there are five bedrooms, four being doubles and three benefiting from en-suite shower rooms. Plus a main bathroom. Outside you have ample parking to the front on the driveway and a secluded rear garden.

Positioned just down from St. Margaret's church and opposite local countryside. The property is located within a good distance of Coulsdon Town, Coulsdon South, Chipstead and Woodmansterne stations, all of which have links to central London.

There are a number of local schools in the area including Chipstead Valley Primary, Smitham Primary, Woodcote Primary and Woodcote High.

Coulsdon town centre and Banstead village are a short drive away for day to day needs.





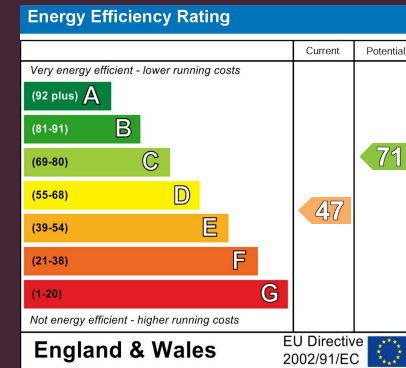
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Church Lane, Little Close
Total Area: 2220 SQ. FT • 206.26 SQ. M
(Including Gym/ Garage)
Gym/ Garage: 76 SQ. FT • 7.08 SQ. M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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