



Church Lane, Coulsdon

The **PERSONAL** Agent

Offers In Excess Of £735,000 Freehold

- Detached Home
- Three reception rooms
- Four bedrooms
- Ample parking
- Stunning kitchen diner
- Conservatory
- Two en-suite shower rooms
- Close to open greenland
- Easy access to M23 and M25
- Potential to extend (stpp)

The Personal Agent are delighted to bring to the market this immaculate four double bedroom family home located in a popular lane in Coulsdon.

The beautiful home set behind a gated entrance, offers a real sense of privacy, yet being positioned within easy reach of local amenities and transport links.

The accommodation comprises an entrance hallway, downstairs cloakroom, spacious lounge



as well as a study/dining room. To the rear of the property overlooking the garden is the kitchen/family room with a fantastic central island, underfloor heating and a separate utility room. There is also an additional reception room which is currently used as a home gym.

On the first floor there are four double bedrooms, two with en-suites, as well as the family bathroom and access to the loft.

Outside there is a secluded rear garden, ample parking to the front, and a private gated entrance. There is also potential to extend. (stpp).

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.







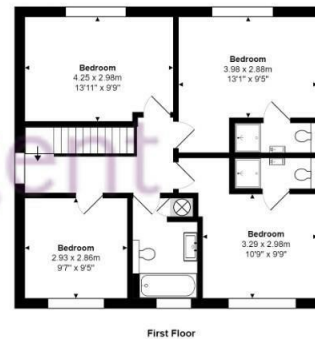
Monisa, Church Lane, Hooley, Coulsdon
Total Area: 171.8 m² ... 1850 ft² (excluding garden, driveway)
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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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