



Bradmore Way, Coulsdon

The PERSONAL Agent

Asking Price £850,000

Freehold

- Large plot
- Far reaching views over Farthing Downs
- Modern kitchen
- Multiple reception rooms
- Landscaped garden with outdoor kitchen and studio
- Front garden with patio
- Rear access with additional land and parking
- Short walk to Coulsdon South Station & local schools



This splendid four bedroom semi detached house offers a perfect blend of elegance and practicality, making it an ideal family home. Just a few minutes from the amenities of Old Coulsdon Village and Coulsdon South Station, this property is perfectly positioned for both convenience and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms. These versatile spaces are perfect for both relaxation and entertaining, whether hosting family gatherings or enjoying quiet evenings at home. The stylish kitchen and dining room serve as the heart of the home, providing a warm and inviting atmosphere for family meals.

One of the property's notable features is the potential for expansion (STPP), with the possibility to extend to the side of the property due to the exceptionally large plot.

The beautifully landscaped front and rear gardens are a true highlight, basking in sunlight throughout the day. This tranquil

outdoor space is perfect for gardening enthusiasts and those who cherish al fresco living. Imagine summer barbecues, a safe play area for children, or simply a peaceful retreat to unwind. The outdoor kitchen and a well equipped studio with electrics and heating further enhance the outdoor experience, making it an entertainer's dream.

The prime location of this residence is a significant advantage, as it is within walking distance to both Old Coulsdon Village and Coulsdon Town Centre. Here, you will find a delightful array of shops, cafes, and local amenities, ensuring that all your daily needs are just a short stroll away. This charming area offers a wonderful lifestyle, making this property a must-see for those seeking a family home in a desirable location.

Downstairs the property comprises of a spacious hallway, two reception rooms which are ideal for a dining and living room, a stunning modern kitchen / living area with side access to a utility room and downstairs cloakroom. On the first floor there are four bedrooms, three of which are generous doubles and a family bathroom. To the front of the property there is a rare front

garden with lawn, and patio/ sun terrace. To the rear is a large garden, mainly laid to lawn with large patio area, outdoor kitchen and studio (ideal for a home office). In addition to the garden, there is rear access which opens up to further land owned by the property, which is great for parking.

The location of the property is ideal for families and commuters alike. The property is only a short walk to Coulsdon South Station (22 minutes to London Bridge) as well as being very close to some great primary and secondary schools. The property is situated between Coulsdon and Old Coulsdon, which both offer an array of shops, restaurants and pubs.

Nearby spaces include the gorgeous Farthing Downs, perfect for weekend strolls. The M25 is easily accessible, providing alternative routes into London and further afield.

Tenure - Freehold
Council Tax - G



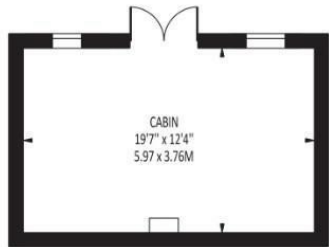


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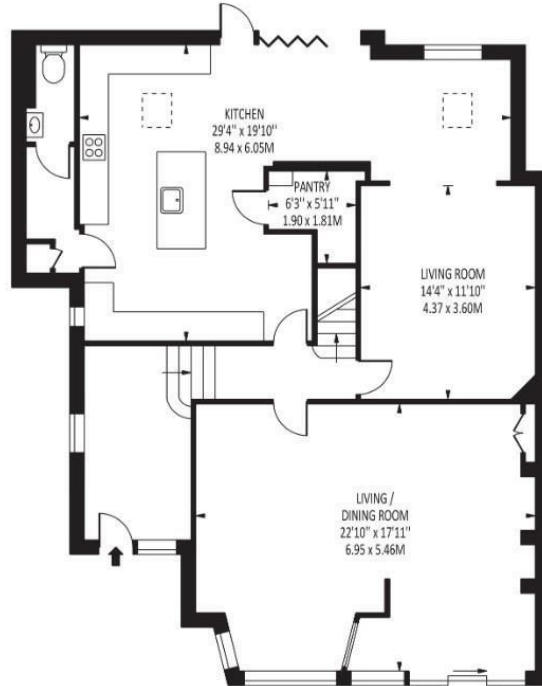


Bradmore Way

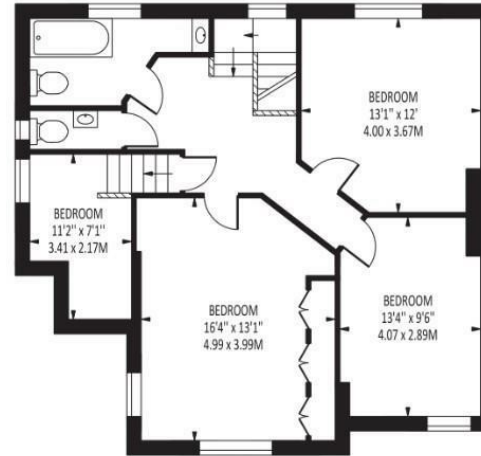
Total Area: 2272 SQ FT • 211.07 SQ M
(Including Outbuilding)
Outbuilding Area : 242 SQ FT • 22.45 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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