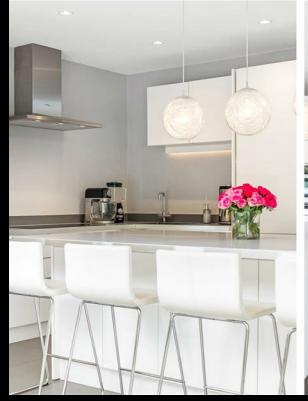
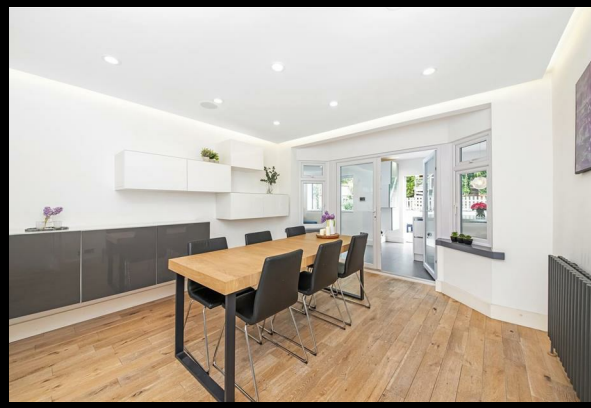




MONOCHROME | HOMES

Offers over £800,000

Mead Way, Coulsdon, CR5 1PP

Property Summary

OVERVIEW

A beautifully extended and well-appointed four-bedroom detached home, featuring a spacious open-plan kitchen/diner with bi-fold doors, separate lounge, utility room, and a versatile side extension ideal as extra living space or a potential annex.

Accommodation
A beautifully extended and highly specified four-bedroom detached smart home, offering generous and versatile living space throughout. This impressive property features a stunning open-plan kitchen/diner with bi-fold doors to garden, perfect for entertaining, alongside a separate lounge, utility room, and a side extension that offers flexible use as additional living space or potential annex conversion.

Upstairs, you'll find four spacious double bedrooms, including a well appointed bedroom with en-suite, and a modern family bathroom. Further potential to extend into the loft is also on offer.

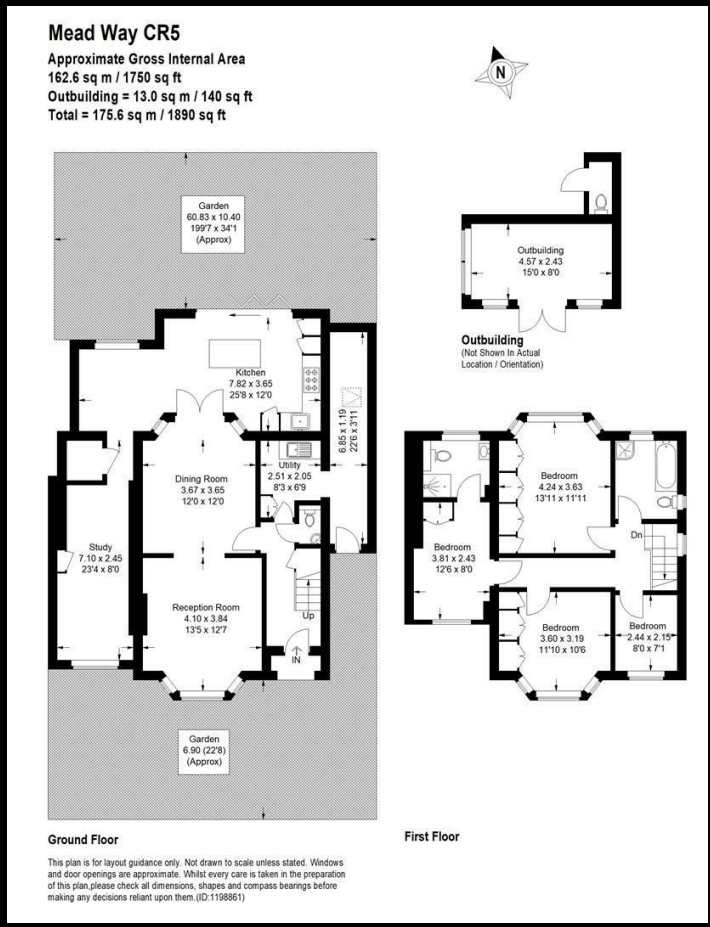
Outside, the property boasts a garden office with power and light , ideal for home working, and a meticulously maintained tiered rear garden.

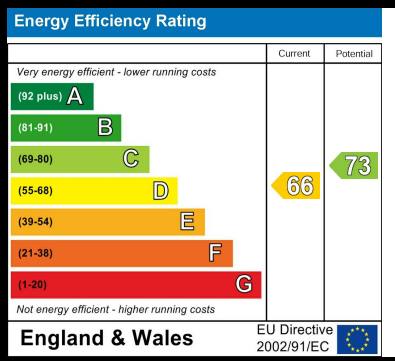
Smart Home Key Features Include:
• 9 x Solar Panels with 10.2kW Battery System (Feed-in Tariff Registered)
• Zappi Electric Vehicle Charger
• Lutron Smart Lighting System (Controllable via App – House & Garden)
• 19 Bespoke Lutron Blinds Covering All Windows
• Delta Dore Security Alarm System (Including Outbuildings)
• Control4 Whole-Home Audio/Video System
• Lilin CCTV Camera System with Full External Coverage

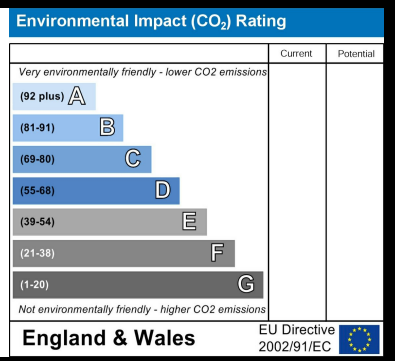
This exceptional home is not only energy-efficient and secure, but also delivers state-of-the-art technology and comfort throughout — ideal for modern family living.

Location
The property is located within easy access of regular bus routes providing good connections to the surrounding area, with Coulsdon South and Chipstead stations within easy reach for rail connections into Central London. The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent local schools and lovely open spaces including nearby Happy Valley Park and Farthing Downs.There are a variety of local shops and amenities close-by, with Coulsdon providing a further array of shops, cafes, eateries and amenities. Purley and Croydon shopping centres are just slightly further afield for a wider variety of shopping facilities.

Disclaimer
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult







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