



*Mc.* MONOCHROME | HOMES

Chipstead Valley Road, Coulsdon, CR5 3BF  
**Guide price £550,000**

# PROPERTY SUMMARY

## OVERVIEW

MOVE IN BEFORE XMAS - Monochrome Homes present their very own new three bedroom semi-detached homes located in the prime location of Coulsdon, Surrey

**OVERVIEW**  
A beautifully crafted, brand-new 3-bedroom semi-detached home situated on the sought-after Chipstead Valley Road in Coulsdon, offering approximately 1,184 sq. ft. (110 sq. m.) of thoughtfully designed luxury living space.

Finished to an exceptional standard throughout, this home features , en-suite bathrooms, and high-spec contemporary finishes that blend comfort with modern style. Each room has been carefully considered to create a home that's both functional and impressive.

Offered off-plan with the added benefit of private parking, this is a fantastic opportunity to secure a stylish new-build home in a prime location — perfect for professionals, families, or anyone seeking sleek suburban living with excellent local amenities.

**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 their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

**RESERVATION FEE**  
A reservation fee is payable to secure the property. This fee demonstrates the buyer's commitment and will be deducted from the final purchase price upon completion. Please note that the reservation fee is non-refundable except in circumstances where the seller withdraws from the sale. Full terms and conditions regarding the reservation fee will be provided upon request.

**LEGAL FEES PAID**  
Monochrome Homes may contribute towards, or cover in full, the cost of standard legal fees associated with the purchase of a property when using a Monochrome Homes recommended

### Unit 2 Chipstead Valley Road, CR5

Approximate Gross Internal Area  
99.1 sq m / 1067 sq ft

□ = Reduced headroom below 1.5 m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID179506)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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