



MONOCHROME | HOMES

Guide price £725,000

The Drive, Coulsdon, CR5 2BL

# Property Summary

## OVERVIEW

A stunning brand-new 4-bedroom semi-detached home in The Drive, Coulsdon, offering 1,600 sq. ft. of luxury living space with underfloor heating, two en-suites, built-in wardrobes, and high-spec finishes throughout. Sold off-plan, buyers have the opportunity to make bespoke changes to this modern, energy-efficient home.

## ACCOMODATION

Luxury 4-Bedroom Semi-Detached New Build – The Drive, Coulsdon

Situated in the heart of The Drive, Coulsdon, this brand-new 4-bedroom semi-detached home offers an impressive 1,600 sq. ft. of thoughtfully designed living space. Built to the highest standards, this stunning home combines modern elegance with energy efficiency, making it the perfect choice for families and professionals alike.

The ground floor boasts luxury herringbone LVT flooring with underfloor heating throughout, powered by an eco-friendly air source heat pump. At the heart of the home is a high-specification kitchen, supplied by local specialists Norden, featuring a quartz worktop, centre island, and premium integrated appliances. The spacious open-plan living and dining area is bathed in natural light, with sleek black aluminium bi-fold doors opening onto a beautifully landscaped rear garden.

The first floor offers three generously sized bedrooms, all with built-in wardrobes, as well as a stylish family bathroom. A luxurious en-suite is included in the second bedroom for added convenience. The principal bedroom spans the entire second floor, featuring a private en-suite and ample storage space.

### Additional Features:

- Underfloor heating throughout via air source heat pump
- Two en-suite bedrooms (principal suite on 2nd floor, second bedroom on 1st floor)
- Built-in wardrobes in all bedrooms
- Herringbone LVT flooring on the ground floor, with plush carpeting on stairs, 2nd & 3rd floors
- Front & rear gardens with private parking
- Sold off-plan – giving buyers the opportunity to make bespoke changes

This exceptional home is being sold off-plan, allowing buyers to personalize finishes and layouts to their preference. A rare opportunity to secure a bespoke new home in one of Coulsdon's most desirable locations.

Early enquiries are highly recommended!



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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