



The Crossways, Coulsdon, CR5 1LD

Offers in excess of



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

A rare opportunity to acquire this extended three bedroom semi-detached family home set within the sought after location of Old Coulsdon.

### Accommodation

The accommodation comprises an entrance hallway through to front aspect lounge which provides a flow of natural light. The fitted kitchen has been extended to provide a feel of open plan living/dining. The kitchen overlooks the garden and is accessed via fitted French style doors which open out onto the patio area. You will also find doors which leads to the rear reception/diner with a beautiful feature fireplace offering this house great character.

The stairs rise from the hallway to the first floor where all three bedrooms can be found. The front aspect master bedroom offers built-in wardrobes and is generous in size. The first floor is complemented by a two further bedrooms, double and a single. A recently renovated family bathroom can also be found off the landing providing a modern and contemporary feel with underfloor heating.

Outside you will find a driveway with space for up to two cars, a sizeable garage which has the potential to be extended into and a large rear garden which provides a great space for growing families.

### Location

Located within a quarter mile of the stunning Happy Valley Green Belt ideal for walks and enjoying the beautiful views of the British countryside, and just a stones throw from local shops and cafes. Coulsdon Road is just a 2 minute walk and serviced by the 466 and 404 buses, connecting you to a multitude of fast line train stations and large local towns. You will also find a number of good and outstanding Ofsted rated nurseries, infant, primary, secondary schools and colleges all within walking distance.

### 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."



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