

Guide price £675,000

Fairdene Road, Coulsdon, CR5 1RG

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# Property Summary

## OVERVIEW

This exceptional four-bedroom detached home is ideally located in sought-after Coulsdon, offering generous living space, a private garden, and off-street parking. A fantastic family home. Early viewings are recommended.

### Accommodation

This stunning four-bedroom detached home offers space, light and huge potential to truly make it your own.

As you step through the front door, you are immediately welcomed by a bright and airy entrance hallway that sets the tone for the rest of the property. To the right, there is a convenient downstairs toilet and shower room, ideal for guests and everyday family life.

Straight ahead from the hallway, you are drawn into a generous main reception room, flooded with natural light and featuring large sliding doors that open directly onto the garden, perfect for entertaining or relaxing while enjoying views outside. To the left of the property, a second spacious reception room boasts a beautiful large bay window, creating a warm and inviting living space. This room flows seamlessly into the fully fitted kitchen, which also benefits from direct access to the garden, making it ideal for indoor-outdoor living.

Upstairs continues to impress with four well-proportioned double bedrooms, offering excellent flexibility for families, guests, or home working, all served by a family bathroom.

The garden is a real highlight of this home. Immediately outside, a stunning level paved area provides the perfect space for dining and entertaining. Beyond this, the garden rises to a lush green area, beautifully overlooked by mature trees and nature, creating a wonderfully private and peaceful setting.

To the front of the property, there is a large driveway providing parking for multiple vehicles, along with the added benefit of a double garage.

This is a fantastic opportunity to put your own stamp on a spacious and well-located home, creating something truly special and making it your forever home.

### Location

Fairdene Road is a highly regarded residential area in the heart of Coulsdon, popular with families and commuters alike for its peaceful surroundings and excellent accessibility. The property is ideally positioned within easy walking distance of Coulsdon South station, offering fast and frequent services to London Bridge, London Victoria and Gatwick Airport, while Coulsdon Town station provides additional rail links. For motorists, the A23 is close at hand, giving swift access to the M23 and M25, making travel to London, Gatwick and the wider motorway network straightforward. The area is well served by a selection of well-rated primary and secondary schools, including Woodcote High School and local faith and academy options, making it a strong choice for families. Coulsdon town centre offers a range of shops, cafés and amenities, while the open green spaces of Farthing Downs and Happy Valley are nearby, providing excellent opportunities for outdoor recreation and countryside walks.

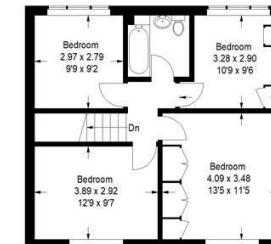
### Disclaimer

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.

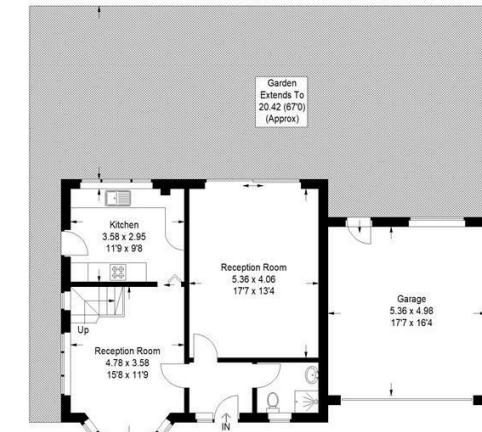
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Fairdene Road, CR5

Approximate Gross Internal Area  
114.0 sq m / 1227 sq ft  
Garage = 27.3 sq m / 294 sq ft  
Total = 141.3 sq m / 1521 sq ft



First Floor



Ground Floor

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. (ID1269983)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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