



MONOCHROME | HOMES

Guide price £550,000

Deans Walk, Coulsdon, CR5 1HR

Property Summary

OVERVIEW

A well-presented three-bedroom semi-detached home in the popular Deans Walk area of Coulsdon, offering approximately 1,012 sq ft of accommodation. The property features a spacious reception room, two modern bathrooms and well-maintained interiors throughout. A particular highlight is the generous off-street parking for up to four vehicles. Ideally positioned close to local schools, amenities, parks and transport links, this is an excellent family home in a convenient residential location.

Overview

Nestled in the charming area of Deans Walk, Coulsdon, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,012 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The property features two modern bathrooms, which add to the convenience of daily living, especially for larger households. The well-maintained interiors reflect a sense of care and attention, making it easy for new owners to move in without the need for immediate renovations.

One of the standout features of this home is the ample parking space available for up to four vehicles, a rare find in many urban settings. This is particularly advantageous for families with multiple cars or for those who enjoy hosting visitors.

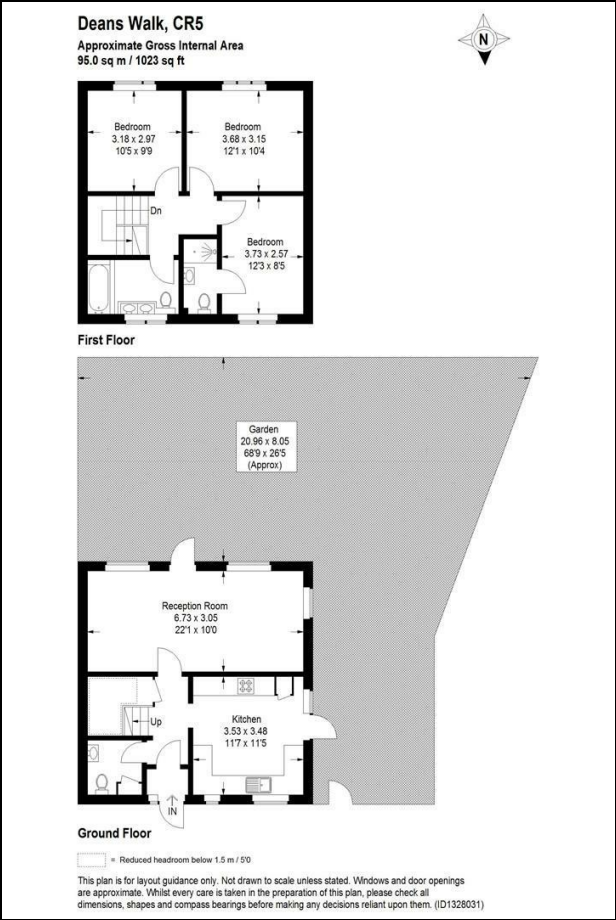
Built in 1960, this residence combines classic charm with modern living, situated in a friendly neighbourhood that offers a sense of community. With local amenities, schools, and parks nearby, this property is not only a house but a place to create lasting memories.

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."



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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