

Butler's

thoughtful estate agency



Cane Hill Drive
Coulston, CR5 3FR

Offers in the region of £700,000

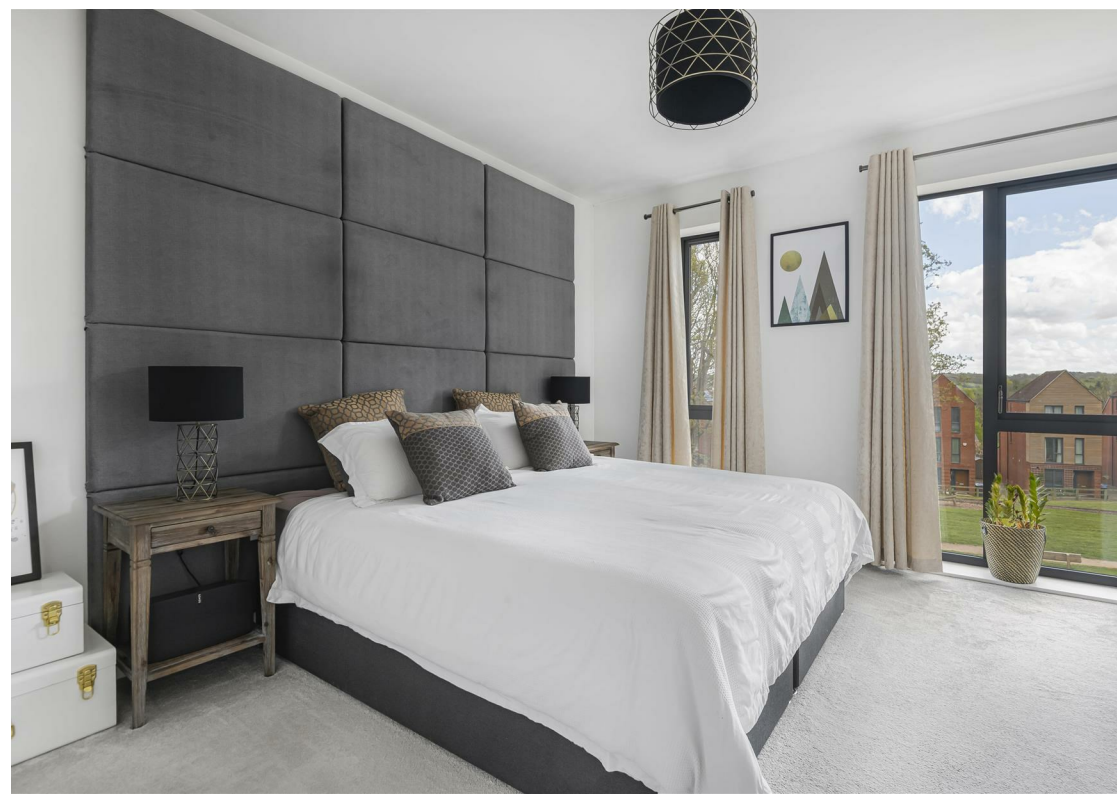


Cane Hill Drive

Coulsdon, CR5 3FR

Located in one of Coulsdon's most coveted developments, this gorgeous detached home is positioned in arguably the best plot of all, and has so much to offer, both inside and out. Furthermore, have you ever dreamed of living in a quiet, child-friendly community, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Cane Hill Drive will surpass your expectations, as it's just a short distance into town, with you having excellent schooling close by - and Coulsdon South Station providing excellent links into the City in under half an hour. Despite all of this, sitting on the patio of your landscaped rear garden, you have an unusually generous plot, rare in a modern development, which also boasts a fabulous outbuilding perfect for work & fitness. So, a comparatively tranquil space for you to enjoy a good book, catch some rays or have friends over. Inside your home, the sellers have lovingly upgraded and cared for the house since new. This, along with the property only being 9 years old, means you can just pack your bags and move straight in. Upstairs, there are four great sized bedrooms, so it will be an easy choice about which ones the kids can have. The master however comes with a fabulous amount of storage and the very special addition an en-suite; a perfect place for you to wind down after a hard day's work. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A stunning vaulted lounge gives access to the garden via bi-fold doors, with plenty of space for get-togethers and dinner parties, offering a truly social element to everyday living, something you've probably been dreaming of for some time now. When this happens, you'll be cooking up a storm in your contemporary kitchen with all the mod-cons that you can dream of. Outside, there is off-street parking for up to three cars, with the elevated position meaning you have a wonderful outlook over lots of greenery.

GROUND FLOOR





Hallway

Living/Dining Room
17'4 x 14'1 (5.28m x 4.29m)

Kitchen
13' x 8'8 (3.96m x 2.64m)

Cloakroom
6'6 x 5'5 (1.98m x 1.65m)

FIRST FLOOR

Landing

Bedroom
14'1 x 9'5 (4.29m x 2.87m)

Bedroom
14'1 x 11'2 maximum (4.29m x 3.40m maximum)

Family Bathroom
6'11 x 6'11 (2.11m x 2.11m)

SECOND FLOOR

Master Bedroom
14'1 x 13'1 maximum (4.29m x 3.99m maximum)

En-Suite
7'10 x 4'11 (2.39m x 1.50m)

Bedroom
14'2 x 8'5 (4.32m x 2.57m)

OUTSIDE

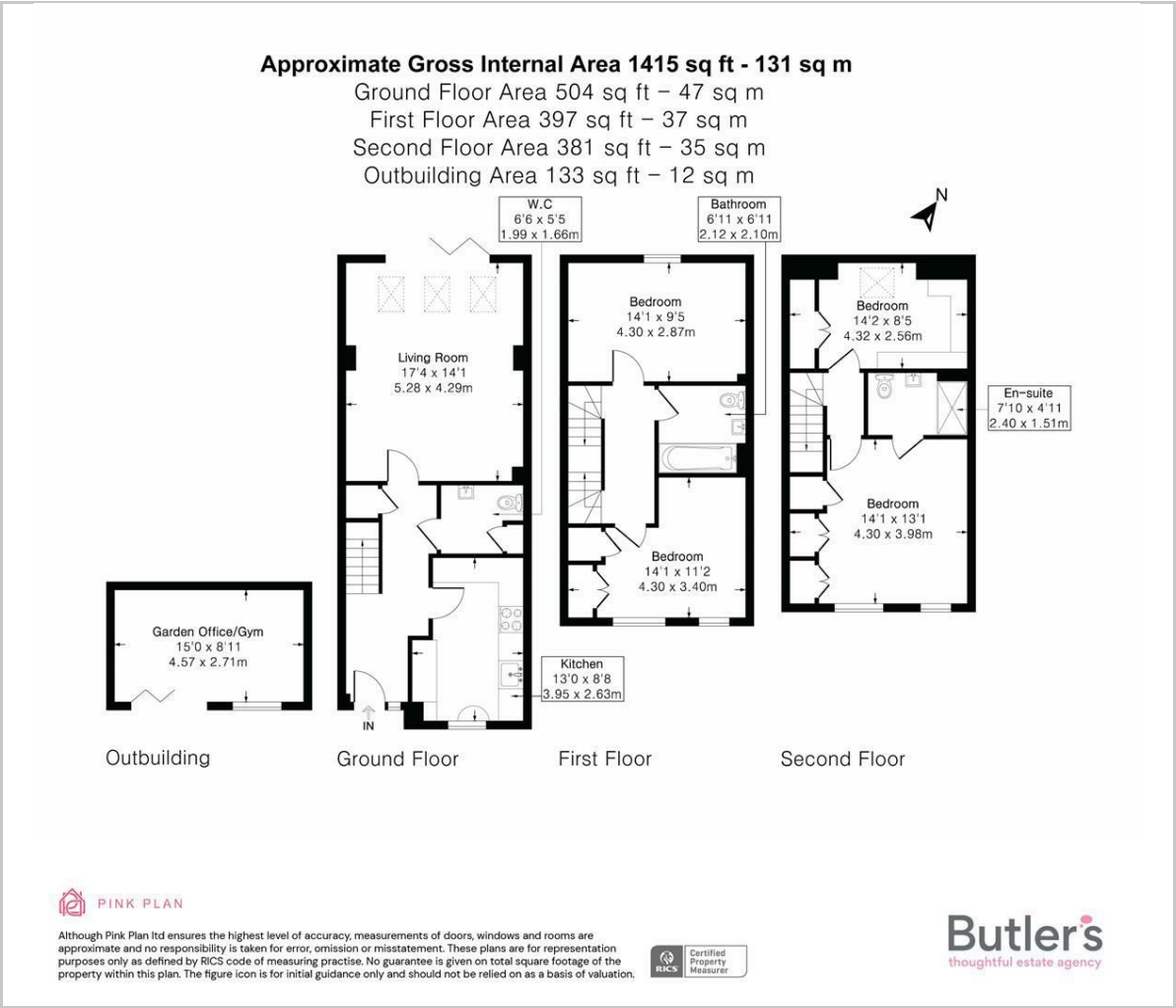
Driveway

Landscaped Rear Garden

Outbuilding
15' x 8'11 (4.57m x 2.72m)



Floor Plan



Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

