



Lawrences Close, Old Coulsdon,
Offers In Excess Of £650,000 - Freehold



4



3



2

**WILLIAMS
HARLOW**











* An incredibly energy efficient home by way of central heating and hot water run by air source heat-pump. Six months NHBC warranty remaining. Stunning condition throughout and was used as the show home on the development and has an enhanced standard of finishing*

Welcome to this splendid semi-detached home located in the desirable area, Lawrences Close, Old Coulsdon. This purpose-built property boasts four generously sized bedrooms, making it an ideal choice for families or those seeking extra space. The home features three well-appointed bathrooms, including en-suites attached to two of the bedrooms, ensuring convenience and privacy for all residents.

As you enter, you will find be greeted by a freshly decorated home with new carpets throughout, a home truly presented in immaculate condition. There are two inviting reception rooms that provide ample space for relaxation and entertaining guests. The attractive gardens surrounding the property offer a delightful outdoor retreat, perfect for enjoying sunny days or hosting gatherings with family and friends.

Additionally, the property includes parking for two vehicles, a valuable feature in this sought-after location. With its combination of spacious living areas, modern amenities, and beautiful outdoor space, this home presents a wonderful opportunity for comfortable living in Old Coulsdon. Do not miss the chance to make this charming residence your own.

THE PROPERTY

Located in the private road of Lawrences Close is this superb four double bedroom, three bathroom family home tucked away in the desirable area of Old Coulsdon. With the ground floor providing a separate lounge, open plan kitchen diner fit with snug alongside a utility room. The ground floor provides all which is required for modern family living. To the first floor you are greeted with three double bedrooms, the master bedroom benefits from two sets of fitted wardrobes and en-suite. The other two bedrooms are good size doubles paired with family bathroom. To the second floor there is a large bedroom with fitted wardrobes and en-suite.

OUTSIDE

12.19mft x 7.62mft (40ft x 25ft)

There are attractive front gardens which offer allocated parking and access to the property. The rear gardens are very attractive and provide great privacy, whether its a sunny evening or hosting the family BBQ this garden provides it all with side access too. The rear garden measures 40ft x 25ft.

LOCAL AREA

The area is superb if you haven't already visited and unlike many other Surrey towns, the area offers excellent transport connections by rail to London and other routes, alongside easy access to the A217 and M25 networks. The towns of Coulsdon and Purley both offer a thriving High Street with plenty of independent shops as well as national chains, excellent schooling and vast open green spaces. The area is relaxed in a peaceful neighbourhood which allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11

Chipstead Valley Primary School – Ages 2-11

Smitham Primary School - Ages 4-11

Woodcote Primary School - Ages 4-11

Keston Primary School - Ages 4-11

The Beacon School Secondary School – Ages 11-16

Woodcote High School - Ages 11-18

Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

Purley to London Victoria - 15 minutes

Purley to London Bridge - 23 minutes

WHY WILLIAMS HARLOW

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very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

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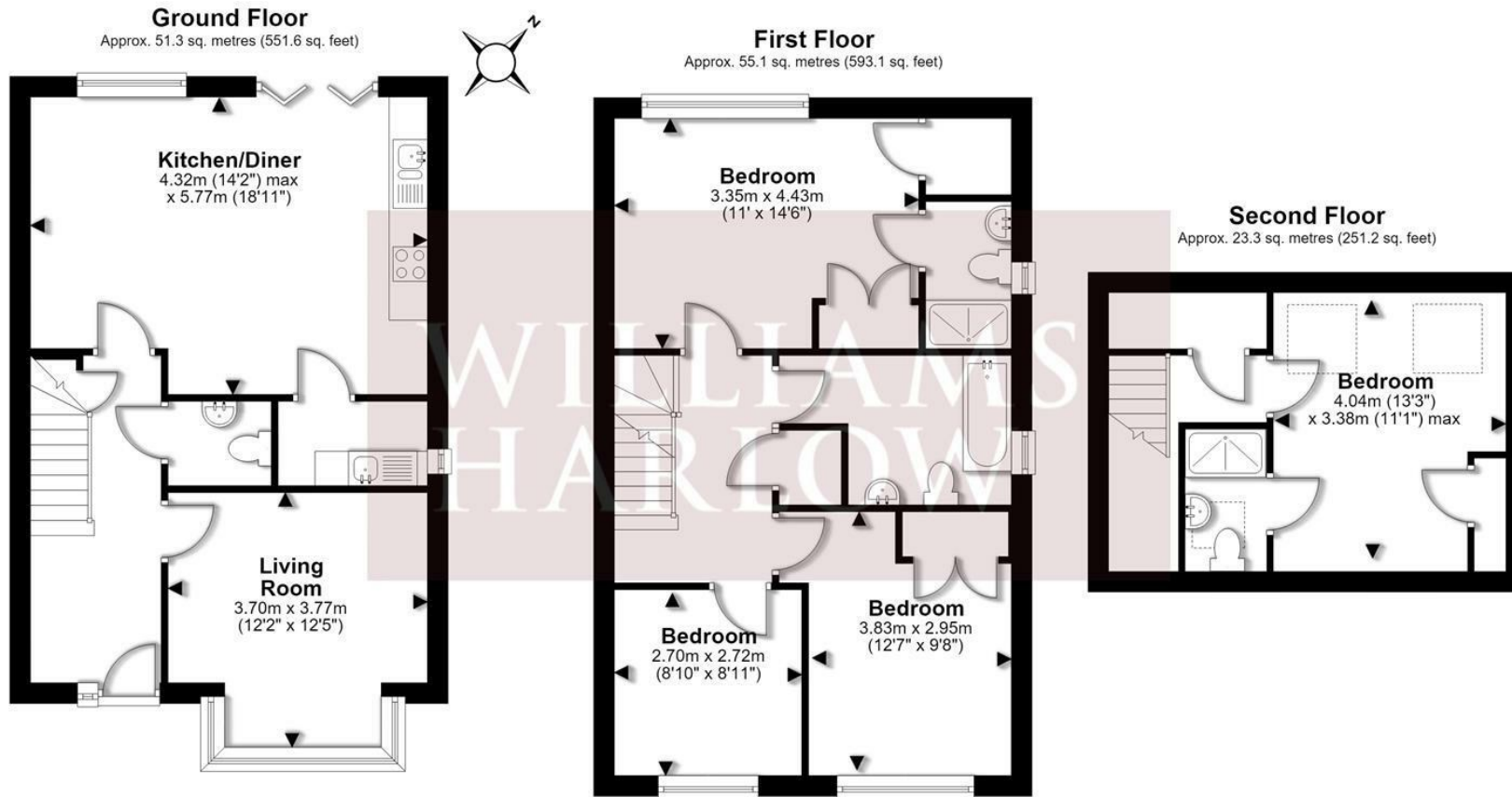
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 129.7 sq. metres (1396.0 sq. feet)