



Woodplace Lane, Coulsdon,
£825,000 - Freehold



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**WILLIAMS
HARLOW**











This charming period detached chalet bungalow offers a delightful blend of character and modern living. Set within a generous plot of approximately 0.25 acres, the property boasts stunning countryside views over the valley, providing a serene backdrop for everyday life.

Inside, you will find three spacious double bedrooms, with the master bedroom featuring a convenient en-suite bathroom, ensuring privacy and comfort. The bungalow is designed to accommodate both relaxation and entertaining, with two inviting reception rooms that exude warmth and character. A well-appointed downstairs shower room and WC add to the practicality of the home, while a dedicated study provides an ideal space for work or quiet reflection.

This property is a true gem, showcasing a wealth of character features that enhance its charm and appeal. Whether you are looking for a family home or a peaceful retreat, this bungalow offers a unique opportunity to enjoy the best of countryside living while remaining close to local amenities. Don't miss the chance to make this enchanting property your own.

THE PROPERTY

An absolute must see family home with stunning countryside views. The property is full of charm and character throughout with features including a beautiful fireplace with real open fire. The accommodation comprises of an entrance hall, large lounge/dining room with feature fireplace, rear study, generous sized kitchen/breakfast with a range of wall and base units plus plenty of room for the all important breakfast table, separate utility room and downstairs shower room. To the first floor there is a spacious landing which could be used as an additional reading area with fine views to the rear and access to all three of the spacious double bedrooms. The master bedroom also has the benefit of an en-suite. Rarely a wonderful home comes to the market which is situated in a splendid country lane.

OUTSIDE

The property has an abundance of outdoor space and the plot

measures approximately 0.25 acres with a large carriageway driveway to the front providing plentiful parking for approximately 6-7 vehicles and a fine rear garden where you will a detached garage, patio, summer house and an expansive lawn all with a fine outlook.

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

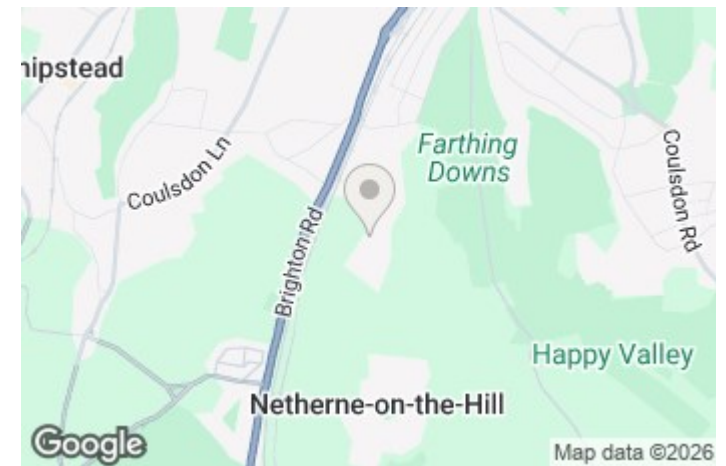
Purley to London Bridge - 23 minutes

WHY WILLIAMS HARLOW

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COUNCIL TAX

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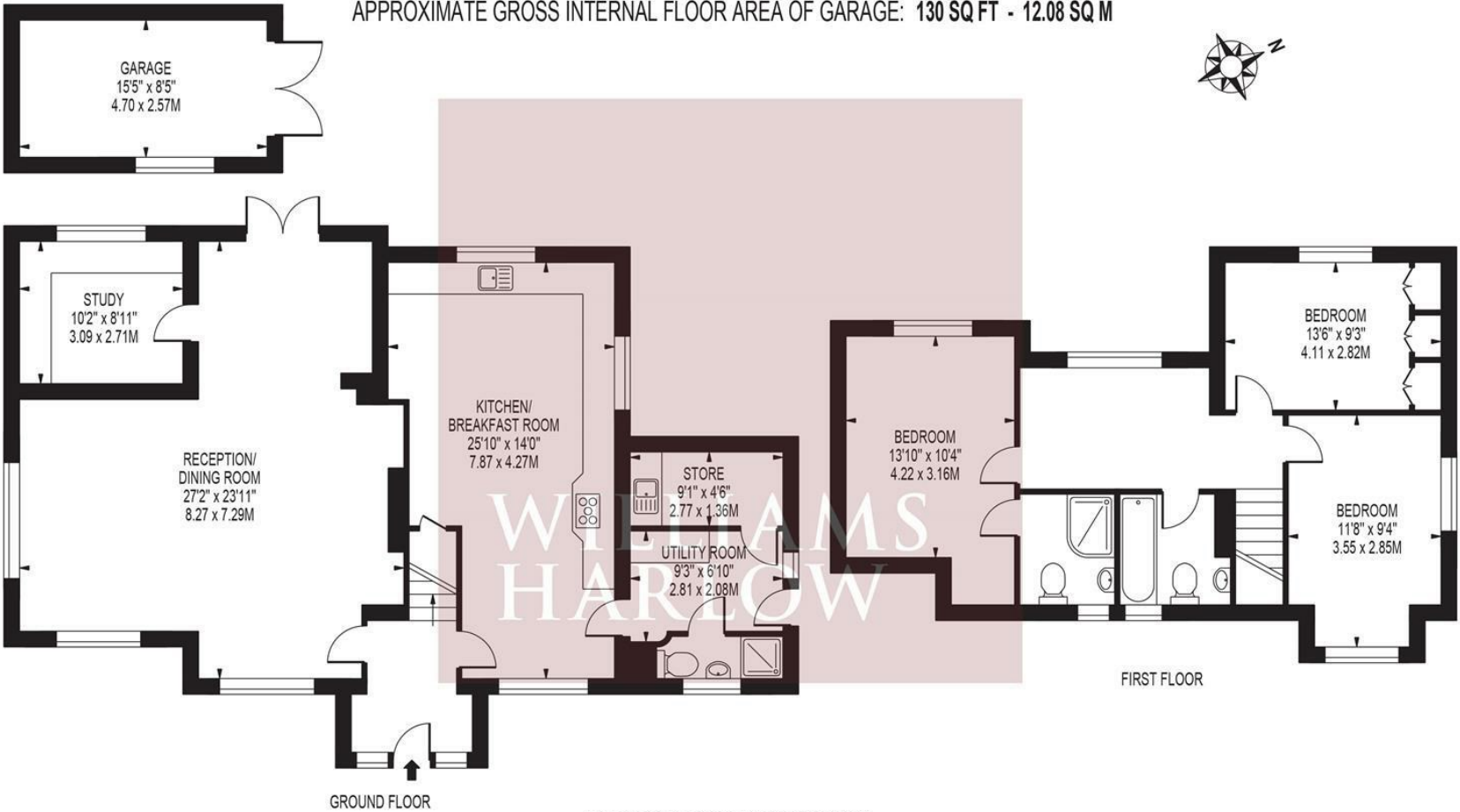


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WOODPLACE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1792 SQ FT - 166.48 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 130 SQ FT - 12.08 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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