



Courage Close, Coulsdon,  
Asking Price £675,000 - Freehold

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**WILLIAMS  
HARLOW**











Located in the desirable modern development of Cane Hill Park, this semi-detached house on Courage Close offers a perfect blend of contemporary living and spacious accommodation. With four well-proportioned bedrooms and two stylish bathrooms spread over three floors, this property is ideal for families seeking comfort and convenience.

The ground floor features an inviting reception room, providing ample space for both relaxation and entertaining. The contemporary design throughout the home ensures a bright and airy atmosphere, making it a delightful place to live.

Situated within walking distance of Coulsdon South train station, commuting to London and beyond is both easy and efficient. Additionally, the property is conveniently located near excellent local schools, making it an attractive option for families with children.

This home not only offers modern amenities but also the charm of a community-focused neighbourhood. With its spacious layout and prime location, this property is a wonderful opportunity for those looking to settle in a vibrant area. Don't miss the chance to make this stylish house your new home.

## THE PROPERTY

An impressive contemporary four bedroom spacious property with flexible and adaptable accommodation arranged over three floors. The ground floor offers a bright, spacious and airy kitchen/dining room with direct access to the well maintained rear garden, large reception room and downstairs WC. To the first floor there are two good sized bedrooms plus bathroom and on the second floor there is the master bedroom with an en-suite plus another bedroom. All is well presented to a high attention to detail over an internal accommodation area of 1317 sq ft approximately.

## OUTDOOR AREA

To the front there are parking for one driveway and the rear garden is well landscaped with patio, an area of level lawn, garden shed and offers a good degree of privacy.

## THE LOCAL AREA

The property is located in a popular residential family friendly area within easy access to open countryside, local amenities including excellent local schools, Coulsdon South train station is within walking distance and Coulsdon town centre is conveniently nearby.

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a bright, spacious modern house with flexible accommodation arranged over three floors plus a rear garden and off street parking and the location is unbeatable. This beautiful contemporary spacious house is move in ready. This home not only offers modern amenities but also the charm of a community-focused neighbourhood. With its spacious layout and prime location, this property is a wonderful opportunity for those looking to settle in a vibrant area.

## 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

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Croydon BAND E 33,031.70 2025/26



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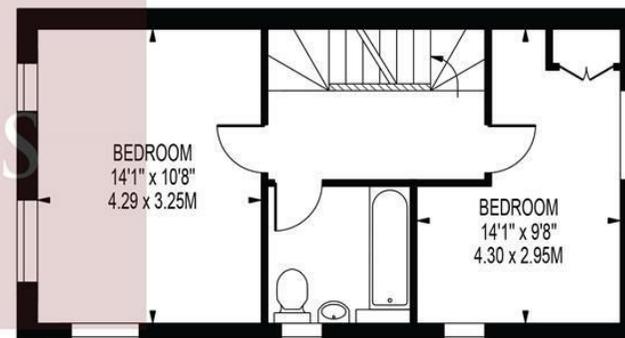
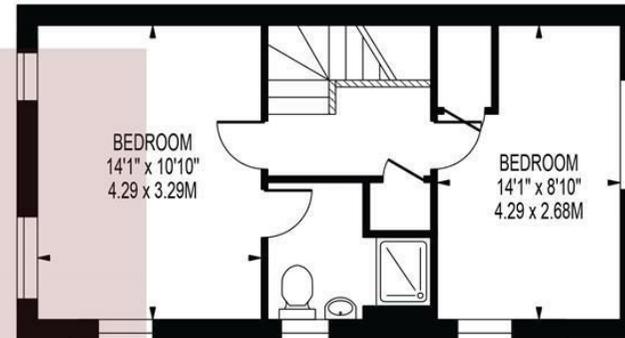
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## COURAGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1317 SQ FT - 122.38 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) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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