

Hollymeoak Road Coulson, Surrey CR5 3QA

****6 MONTHS ONLY**** WILLIAMS HARLOW ARE PRESENTING A LARGE FAMILY HOME TO THE MARKET. This is a substantial detached home (2,870 square feet) with accommodation arranged over two floors. There is adaptable accommodation to provide three/four bedrooms, two bathrooms, three/four reception rooms, integral double garage, plentiful parking and large landscaped gardens with summerhouse. The property is located in a semi rural location and falls within the catchment area of excellent local schools. Available beginning of February on an unfurnished basis.

£3,250 PCM Unfurnished



SLIDING FRONT DOOR

Giving access through to the:

ENTRANCE PORCH

3.73m x 0.99m (12'3 x 3'3)

Tiled floor. Wood panel ceiling. Lighting. Hardwood front door with window giving access through to:

ENTRANCE HALL

3.99m x 3.99m (13'1 x 13'1)

Stairs rising to the first floor. Window to front. Concealed radiator. Exposed beamed ceilings. Wooden flooring. Picture rail. Alarm control panel. Wall lights. Understairs storage cupboard housing circuit breakers.

LOUNGE

5.79m x 4.50m (19'0 x 14'9)

Measured into an attractive window to rear with double opening front doors all of which enjoy a pleasant outlook over the rear garden. To the side there are two further windows. Original fireplace with wooden mantle with tiled inserts, wooden flooring, plate rail, exposed beam ceiling and two concealed radiators. From here there are two double opening doors which give access through to:

DINING ROOM

5.18m x 3.68m (17'0 x 12'1)

Picture rail. Exposed beam ceiling. Window to rear. Concealed radiator. Wooden flooring. Doorway providing access through to:

KITCHEN/BREAKFAST ROOM

5.18m x 3.78m (17'0 x 12'5)

Well fitted with a modern range of wall and base units comprising of work surfaces with an inset 1 1/2 stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with a fitted double oven and grill. Surface mounted four ring induction hob with chimney extractor above. A comprehensive range of eye level cupboards and display cabinets. Space and plumbing for dishwasher. Space for an American style fridge freezer. Window to rear. Radiator. Wooden flooring. Coving. Connecting door to the rear. Connecting door to the garage.

GARAGE

6.55m x 5.41m (21'6 x 17'9)

Accessed via two up and over doors to the front, one of which is electronic. The garage has power and lighting. To the rear there is a Megaflow system and a wall mounted gas central heating boiler. All has power and lighting.

FAMILY ROOM/BEDROOM FOUR

5.99m x 3.71m (19'8 x 12'2)

Measured into an attractive bay window to the front. Exposed beam ceilings. Picture rail. Wooden flooring. Concealed radiator. An original fireplace.

STUDY

3.23m x 3.15m (10'7 x 10'4)

The room is of triple aspect with windows to both sides and front. Wooden flooring, radiator and coving.

BATHROOM

White suite. Panel corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Linen cupboard. Window to side. Shaver point. Downlighters. Tiled floor. Heated towel rail.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING/STUDY AREA

6.02m x 3.20m (19'9 x 10'6)

Access to the loft void. Exposed beams. Access to eaves storage. Window to rear. Radiator and coving. Linen cupboard.

BEDROOM ONE

5.18m x 3.96m (17'0 x 13'0)

Double aspect, window to side and window to rear. Wall lights. Coving. Radiator. Fitted wardrobes with sliding mirrored doors. Access to loft void. Doorway to:

LARGE CUPBOARD

1.40m x 1.35m (4'7 x 4'5)

This room has plumbing and waste, would be suitable for conversion to en-suite facilities.

BEDROOM TWO

6.12m x 5.08m (20'1 x 16'8)

Double aspect room with window to front and window to rear. 2 x radiators. Access to loft void. Fitted wardrobes.

WC

WC, wash hand basin, half height tiling, wooden flooring and extractor.

BEDROOM THREE

5.18m x 3.58m (17'0 x 11'9)

Window to front. Radiator. Access to eaves storage. Wall lights. Coving.

BATHROOM

Fitted with a white suite comprising of a panel bath with grab rails, mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Various built in cupboards. Fully tiled walls. Panel ceiling. Shaver point. Velux window to front. Radiator. Access to eaves storage.

OUTSIDE

47.13m x 23.39 overall plot approx. (154'7" x 76'8" overall plot approx.)

FRONT

23.39m road frontage approx. (76'8" road frontage approx.)

There is an expansive driveway suitable for parking numerous vehicles off street. The garden has been tastefully landscaped by the present owners comprising of brick retaining walls, areas of lawn, flower and shrubs and all is access via a wrought iron gate from the roadway. There is also good hedging and outside lighting.

REAR GARDEN

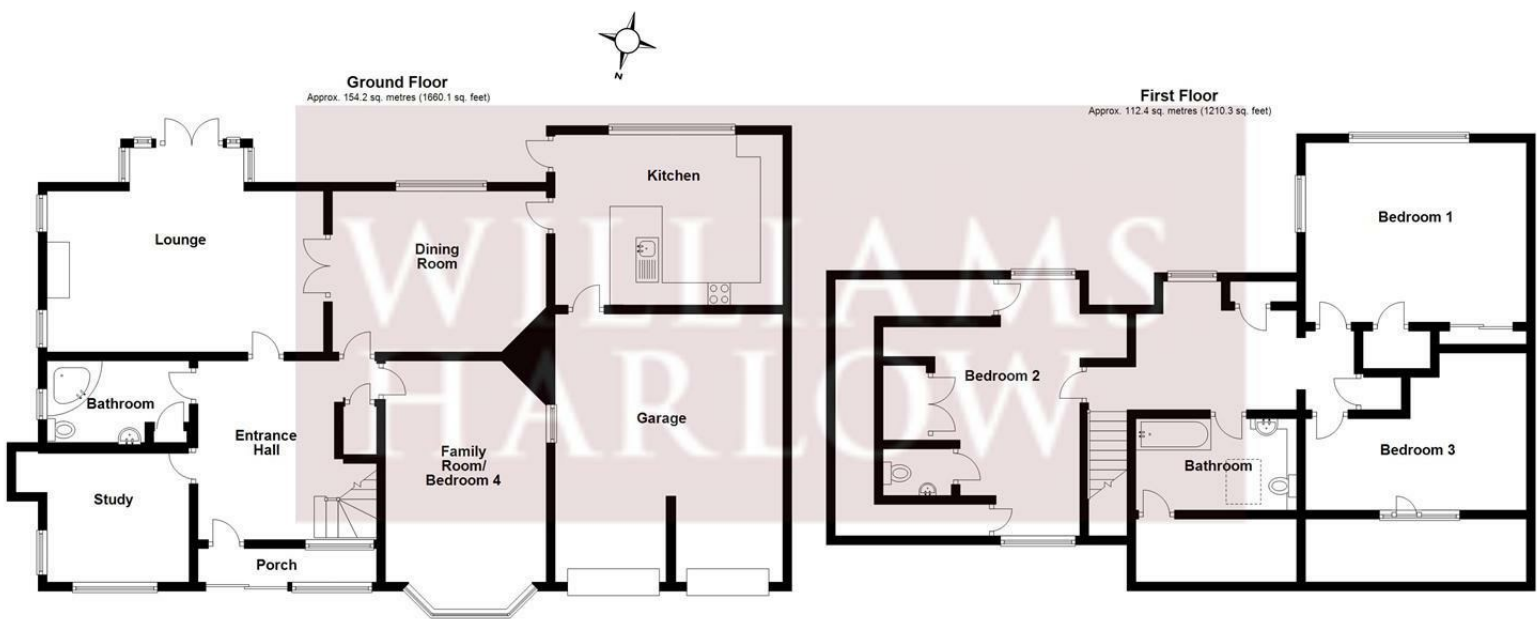
21.86 x 23.39 approximately (71'8" x 76'8" approximately)

There is an expansive patio immediately to the rear of the property benefiting from outside lighting. The remainder of the garden is laid to level lawn with various flower and shrub borders and a well feature. There is also a brick built barbecue and an air raid shelter. There are steps downs to a further patio area where there is a well constructed series of detached outhouses of which there is power, lighting and a water supply.

COUNCIL TAX

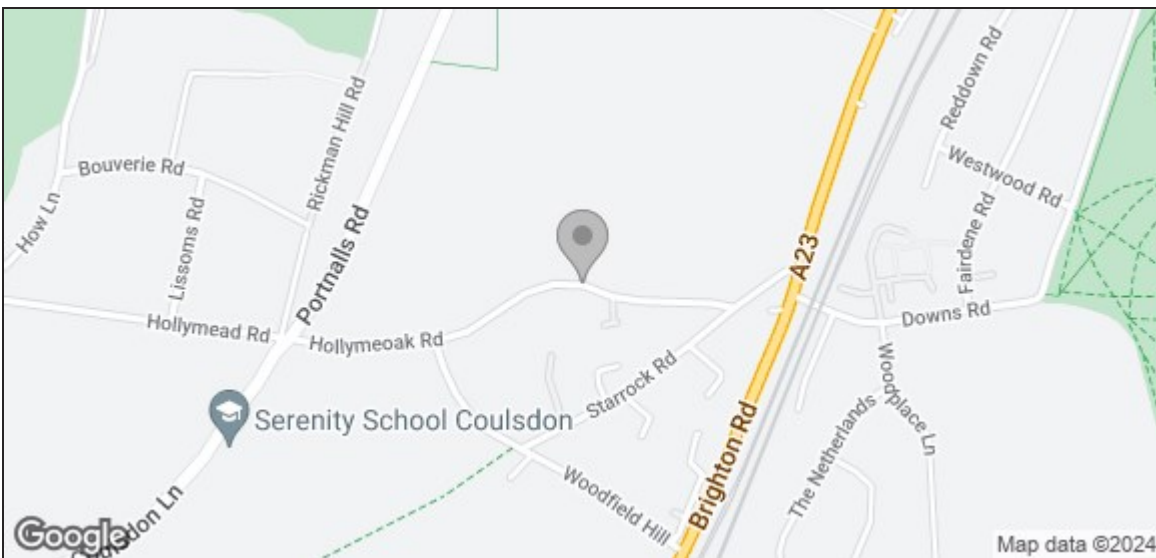
Council Tax Band G (£3,732.30) 2023 / 24





Total area: approx. 266.7 sq. metres (2870.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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		60	76
EU Directive 2002/91/EC			