Rickman Hill, Coulsdon, Surrey

Guide Price £550,000 - Freehold

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WILLIAMS HARLOW

BOSCH

This charming semi-detached house presents an excellent opportunity for families and investors alike. Spanning an impressive 1,224 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. With four well-proportioned bedrooms, there is ample space for everyone, and the potential for an annex adds further versatility to the home.

The property features a large garden plot extending to 116', ideal for outdoor activities, gardening, or simply relaxing in the fresh air. The generous outdoor space is a rare find and enhances the appeal of this lovely home. Additionally, parking for up to three vehicles ensures convenience for residents and visitors alike.

Situated in a prominent location, this property is ideally placed for families seeking access to local schools and mainline train stations, making commuting to London and beyond a breeze. The vendor is suited on an end chain, which simplifies the buying process for prospective purchasers.

With significant potential for personalisation and expansion, this semi-detached house is a fantastic opportunity to create a dream family home in a sought-after area. Do not miss the chance to view this property and explore the possibilities it has to offer.

## THE PROPERTY

With its wide frontage the property provides impressive kerb appeal, entered via a front door located to the side gives access to an entrance porch, further beyond is an entrance hallway. Downstairs flows well with the third bedroom located to the ground floor to the front, there is a good sized lounge and dining room to the rear, bathroom plus a large extended kitchen/breakfast room. Externally you can access the property's study/bedroom four to the rear with a WC and this in our opinion would offer annex potential or ideal for those who work from home. To the first floor there are two good sized bedrooms with good storage and access to eaves storage which runs from the front to the rear.

## OUTSIDE AREA

The garden is an absolute delight and must to be seen with a good sized front garden with a well laid driveway for parking for up to three vehicles and access to the front door. There is also useful side access which leads to the property's rear garden which extends to approximately 116ft with a patio immediately to the rear. There is an array of flower/shrub borders and an ornamental garden pond and a shed. The garden enjoys a good degree of privacy. With its size and width there is potential to extend, add and improve to the property as will be apparent by the neighbouring properties.

## VENDOR THOUGHTS

We purchased this house in 1970 and have improved and adapted it to our own growing family requirements. The property has been an absolute delight to us and holds many happy memories over the years with family, friends and entertaining. It is now time for us to downsize where we hope to move to Banstead Village. We sincerely hope the new owners will enjoy it as much as we have.

## LOCAL AREA

Coulsdon is superb if you haven't already visited and the area offers good local amenities nearby as well as Coulsdon town centre. Woodmansterne and Coulsdon Town train stations are also within walking distance. There area is well served by excellent local schools including Chipstead Valley Primary School, Woodcote Primary and Secondary schools plus a range of traditional local pubs and is surrounded by miles of countryside. Coulsdon, Banstead Village and Purley are all nearby and all offer thriving High Streets with plenty of independent shops, restaurants, cafes, as well as national chains. The area is in a relaxed peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

## LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Chipstead, via Purley to London Bridge - 51 minutes
Woodmansterne, via Purley to London Bridge - 45 minutes approximately
Chipstead to Tattenham Corner - 13 minutes

## 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

## 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 F £3,755.42 2026/27

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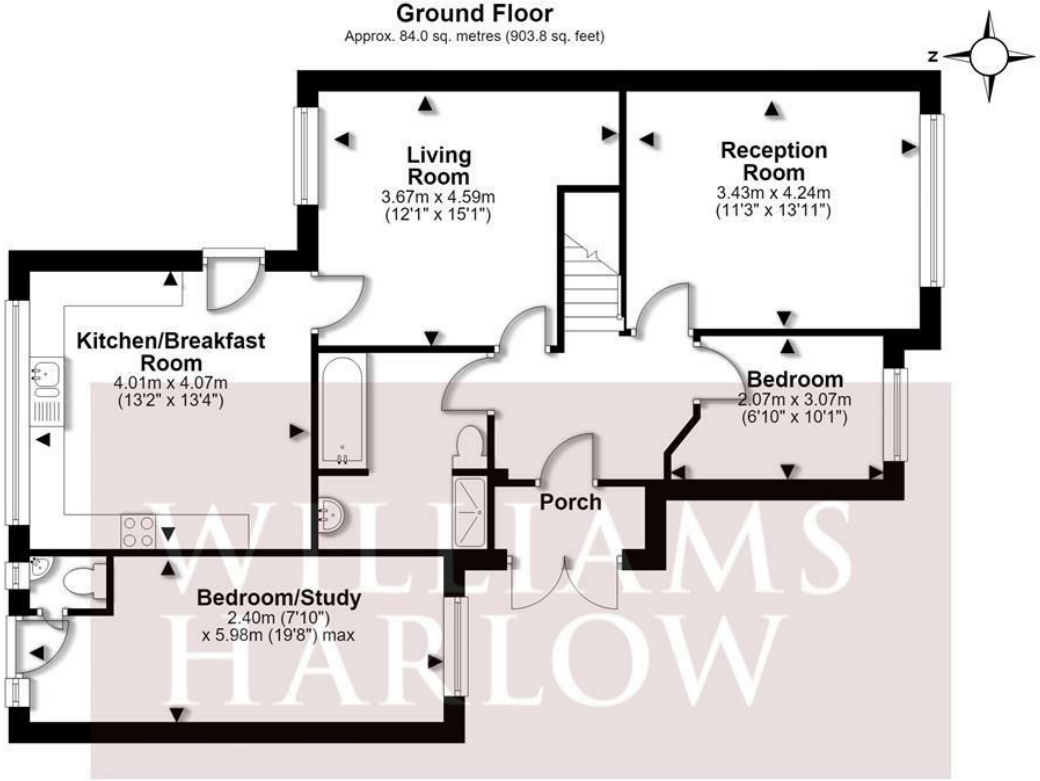
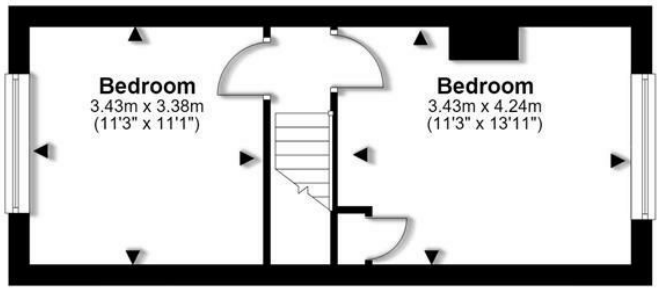
## Ground Floor

Approx. 84.0 sq. metres (903.8 sq. feet)

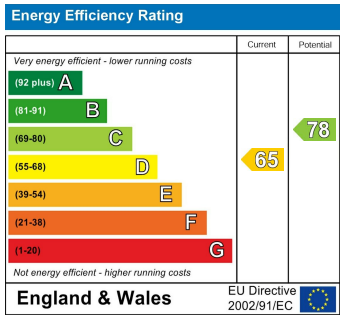



## First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)




Total area: approx. 113.8 sq. metres (1224.8 sq. feet)

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