



Lawrences Close, Coulsdon,  
£675,000 - Freehold



**WILLIAMS  
HARLOW**











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 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

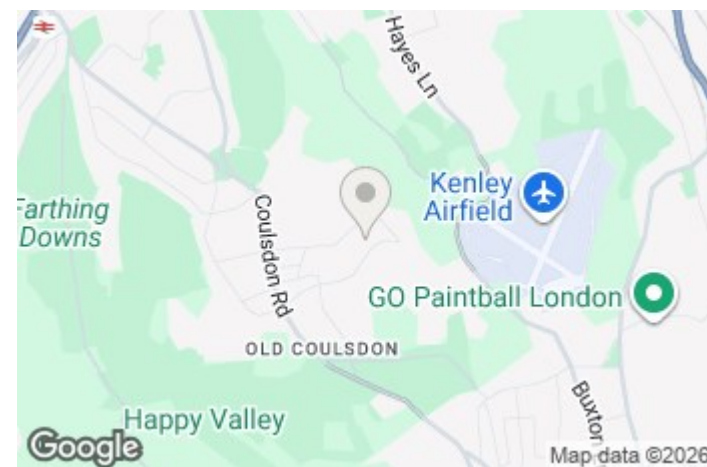
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## COMMUNAL MAINTENANCE CHARGES

Approximately £26 per month for communal lighting and communal gardener.

## COUNCIL TAX

Croydon BAND F £3,755.42 2026/27



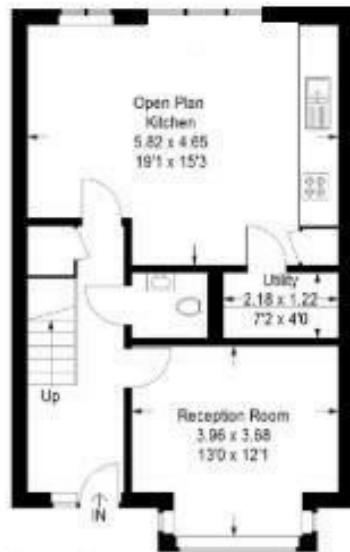
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Lawrences Close CR5

Approximate Gross Internal Area  
 Ground Floor = 55.9 sq m / 602 sq ft  
 First Floor = 58.3 sq m / 628 sq ft  
 Second Floor = 24.1 sq m / 259 sq ft  
 Total = 138.3 sq m / 1489 sq ft



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID827356)

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	

