



Hollymeoak Road, Coulsdon, Surrey CR5 3QA  
£725,000 - Freehold

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**WILLIAMS  
HARLOW**





**SHOW HOME NOW OPEN.** Nestled in the charming semi-rural location of Hollyme Oak Road, Chipstead, Coulsdon, this new build townhouse offers a perfect blend of modern living and countryside tranquillity. Boasting four bedrooms and two bathrooms, this property is ideal for a growing family or those who love to entertain. As you step inside, you'll be greeted by a stylish Lusso Herringbone Engineered Wood Floor with underfloor heating on the ground floor, providing both elegance and comfort. The property features high-quality Duravit and Porcelanosa sanitaryware and tiles, adding a touch of luxury to the bathrooms. With a spacious reception room, there's plenty of space to relax and unwind. The property also offers parking for two vehicles, ensuring convenience for you and your guests. One of the standout features of this home is its direct lines to London, allowing you to reach the bustling city in just 20 minutes. Whether you work in the city or simply enjoy exploring all that London has to offer, this convenient location is sure to impress. If you're looking for a modern home with easy access to both the city and the countryside, this new build townhouse on Hollyme Oak Road is the perfect choice. Don't miss out on the opportunity to make this property your own and enjoy the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales		EU Directive 2002/91/EC



















## SPECIFICATION

### Kitchens

In-frame grained shaker kitchen with solid Treviso quartz worktops and undermount lighting  
Neff integrated ovens  
Neff microwave oven  
Instant Hot Tap  
Led feature lighting

### Electrical:

Integrated wiring for sky and terrestrial TV  
In Ceiling bluetooth speaker to kitchen/diner  
Cornice with led lighting to ground floor  
Electric car charging points  
Smart heating system  
High speed broadband  
Led downlights

### Bathrooms:

Duravit and Porcelanosa Sanitaryware and tiles  
Heated towel rails  
Led light features

### General:

Lusso Herringbone Engineered Wood Floor with underfloor heating to ground floor.  
Timber Panelling detailing  
Dedicated parking space per plot for plot with visitor spaces  
Bi folding doors to rear  
Vertical sliding sash windows with tilt and open feature  
Large rear gardens with composite decking  
Built in wardrobes

## ADDITIONAL PARKING

There are 4 additional parking spaces available at an additional £10,000 per space.

## BUYERS GUIDANCE

Each of the images represented in this listing and brochure are for guidance purposes only. The internal images are of a similar home completed by this developer. The exterior images and some of the internals are CGI. For further information and more detailed plans please contact the Agent.



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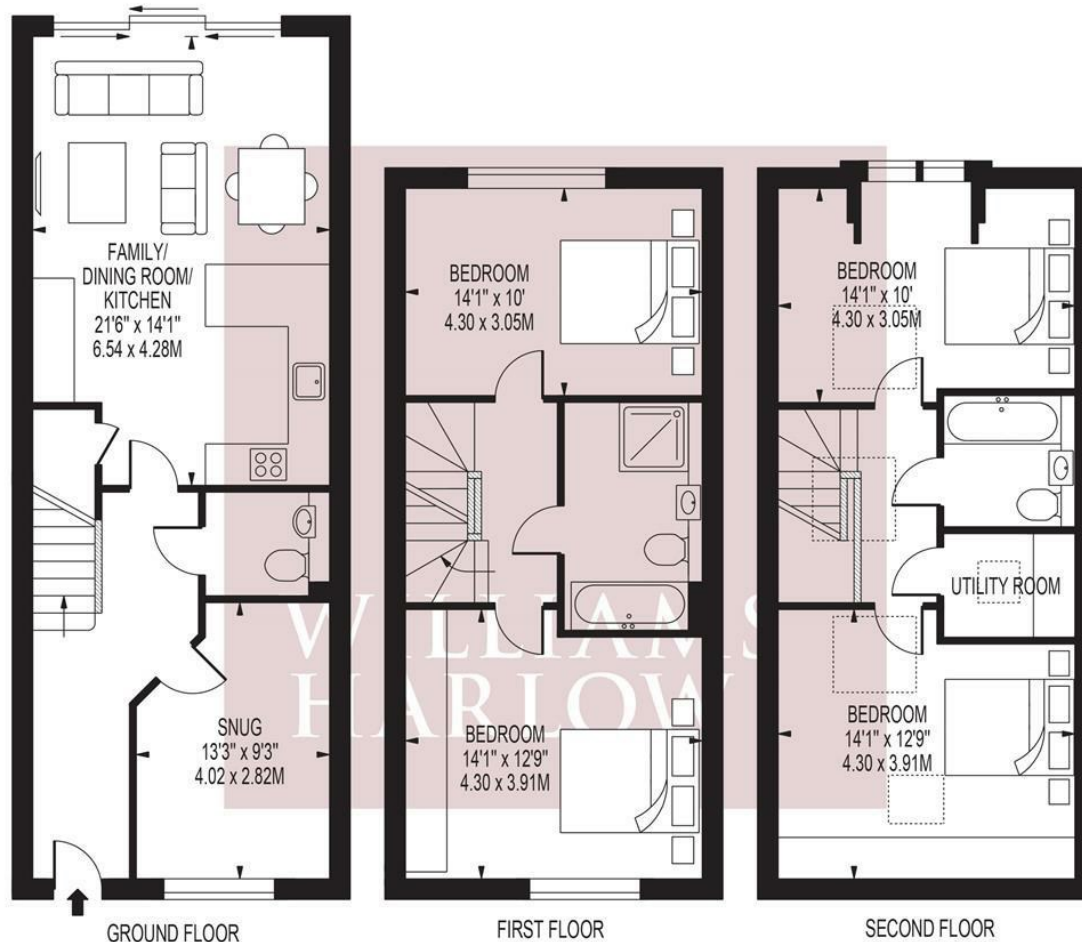
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## HOLLYMEOAK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1492 SQ FT - 138.62 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.

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