



Hollymeoak Road, Coulsdon, Surrey  
Asking Price £720,000 - Freehold

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**WILLIAMS  
HARLOW**









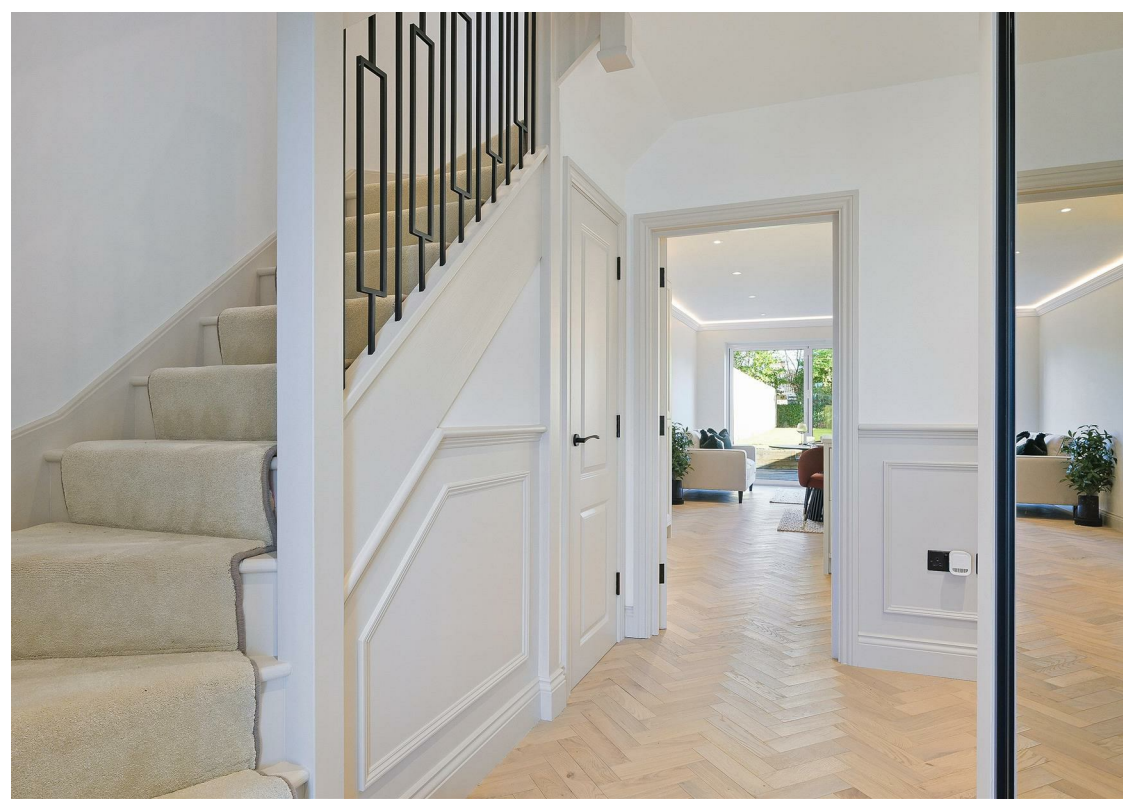
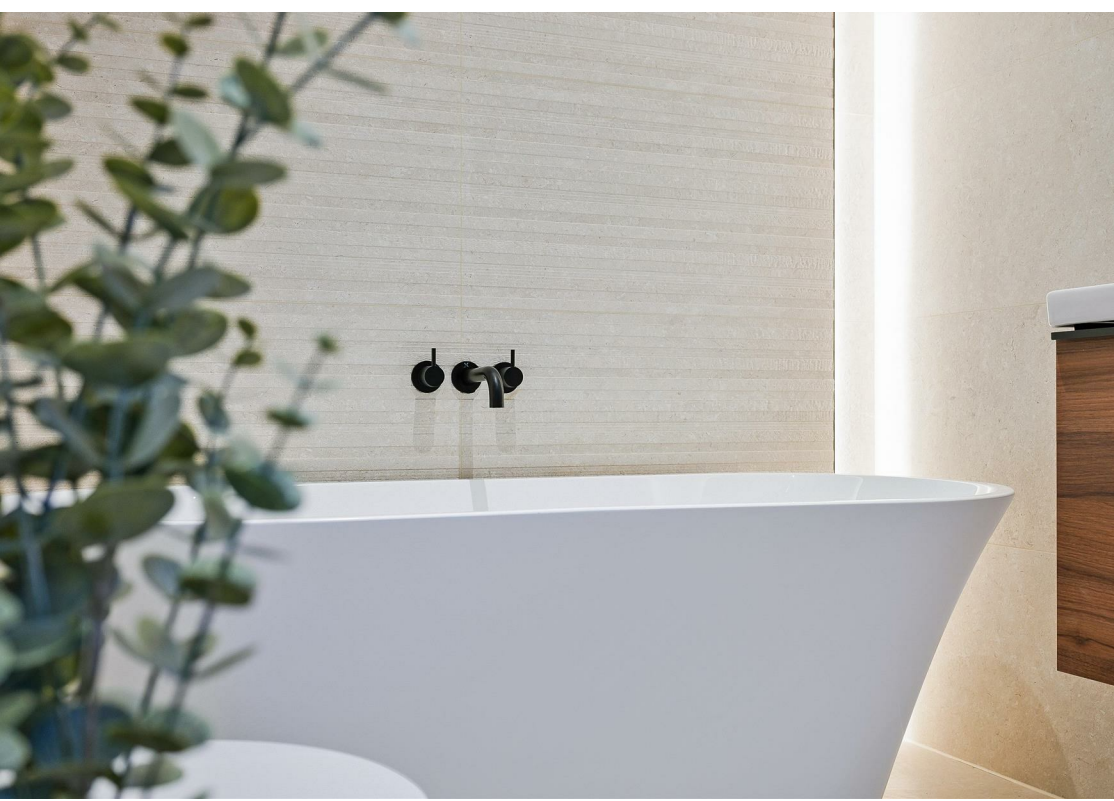














DEVELOPERS TO COVER PURCHASERS LEGAL FEES  
SHOULD YOU PROCEED WITH THEIR RECOMMENDED  
SOLICITORS. SHOW HOME OPEN. PRICES FROM £700,000 -  
Nestled in the charming semi-rural location of Hollymeoak  
Road, Chipstead, Coulsdon, this new build townhouse offers a  
perfect blend of modern living and countryside 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  
Hollymeoak 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.

## 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.

## BUYER 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.





Banstead Office

Call: 01737 370022

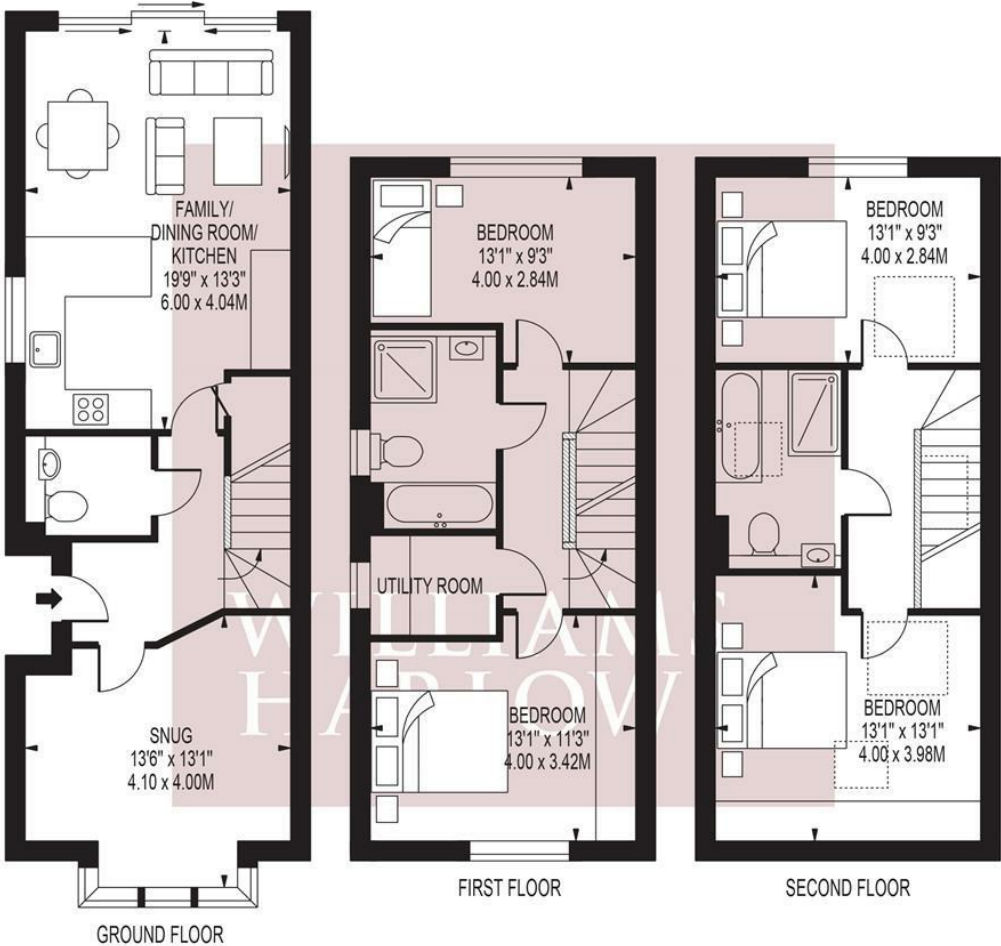
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## HOLLYMEOAK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1386 SQ FT - 128.74 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) 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		EU Directive 2002/91/EC

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HARLOW**