

## Stagbury Close Coulston, Surrey CR5 3PH

WILLIAMS HARLOW ARE PROUD TO MARKET THIS STUNNING 5 DOUBLE BEDROOM DETACHED HOUSE. The house is located only 5 minutes walk away from Chipstead train station and the local woods. The property comprises a large kitchen-diner with access into the large garden, a spacious dining room with feature fire-place and good size lounge also with rear-garden access, along with a downstairs WC; the first floor provides 3 carpeted double bedrooms and 2 bathrooms (1 en-suite); the second floor provides the two further double bedrooms. Outside has a large in-out driveway, large garage and good-size, secure rear garden. Available late-May on an un/furnished basis.

£3,250 PCM Furnished/unfurnished



## ENTRANCE HALL

Parquet wood flooring with access to all rooms.....

## KITCHEN-DINER

Fully-fitted kitchen with all appliances and large diner area with authentic wood-burner and direct access to the garden.

## LOUNGE

A good-size room with warm decor and direct access to the garden

## DINING ROOM

Situated at the front of the house with extra large front aspect windows

## DOWNSTAIRS WC

## MASTER BEDROOM

Double size at the front of the house with en-suite.....

## EN-SUITE

Shower room with shower cubicle, hand basin and WC

## BEDROOM 2

Double size with large aspect windows overlooking rear garden

## BEDROOM 3

Double size with large aspect windows overlooking rear garden

## FAMILY BATHROOM

Shower over bath, hand-basin and heated towel rail (WC separate)

## BEDROOM 4

Double size on second floor with side aspect window

## BEDROOM 5

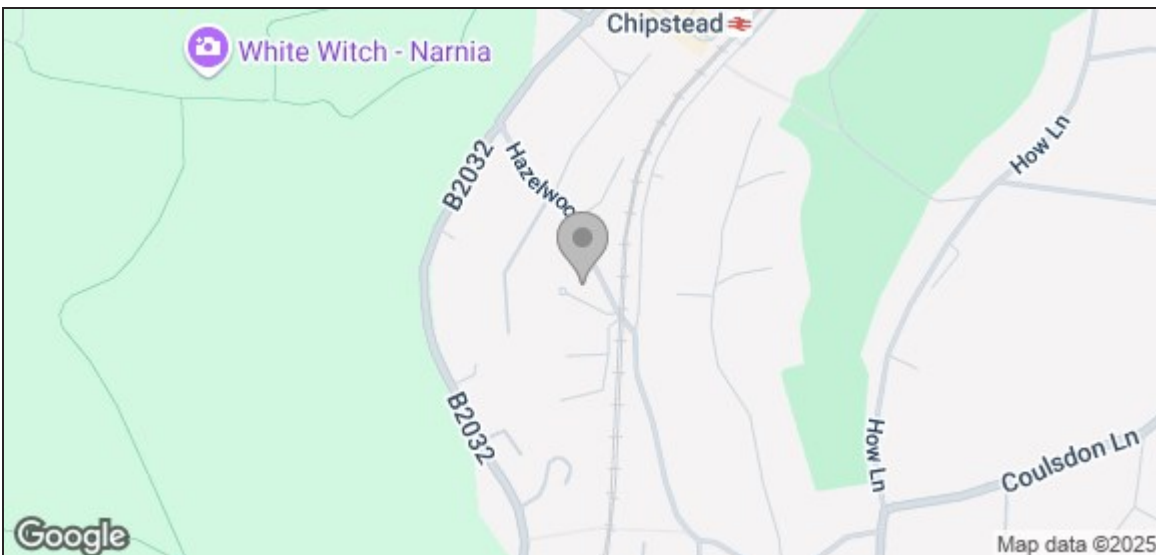
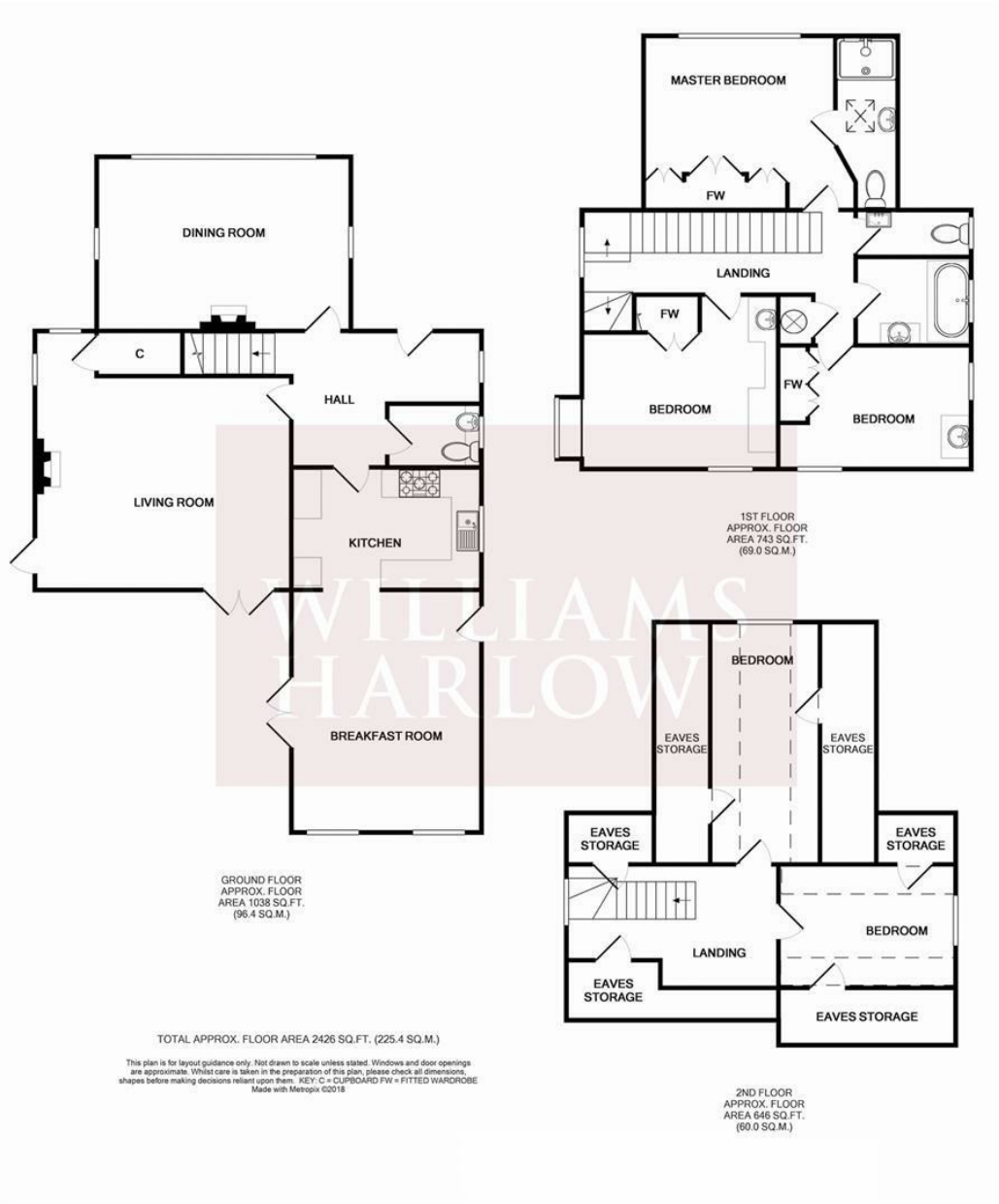
Double size with front aspect overlooking the front garden

## COUNCIL TAX

Council Tax Band G (£4,081.32) 2025 / 26







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	