



CLIFTON ROAD, COULSDON, SURREY, CR5

OIEO **£750,000**

FREEHOLD

Winkworth





CLIFTON ROAD

COULSDON, SURREY, CR5

**THIS EXTENDED AND WELL PRESENTED
FOUR BEDROOM SEMI-DETACHED HOUSE
OFFERS BOTH SPACIOUS AND VERSATILE
ACCOMMODATION, AND IS WITHIN EASY
REACH OF LOCAL AMENITIES.**

Situated in an established residential area on the popular west side of Coulsdon and being well positioned for Woodmansterne station and Coulsdon High Street. The area offers a good selection of schools (including the well-respected Woodcote schools), recreational facilities, and local bus services. Coulsdon town provides comprehensive facilities with both Coulsdon Town and Coulsdon South railway stations offering excellent services into London. The M23 / M25 motorways are easily accessible.



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This deceptively spacious four bedroom family home has been sympathetically extended by the current owners.

Gentle steps rise to the front porch which gives way to the welcoming hallway. The large double aspect living room with its direct access to the rear garden is spacious and bright, and there is a separate dining room for those who want to entertain. A quiet sitting room and a good size kitchen/breakfast room complete the ground floor accommodation.

On the first floor are four double bedrooms, all with fitted wardrobes, a family bathroom and separate shower room.

Outside, off-road parking is provided for, and the side and rear gardens are well screened offering a high degree of privacy. A large lawn area together with ample paved areas offer a very versatile outside space. There is also additional rear vehicular access.

The property benefits from both gas heating and double glazing, and viewing is truly recommended to fully appreciate this property.



BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 20'4" x 15'4" (6.20m x 4.68m)
- Dining Room - 12'2" x 12'0" (3.71m x 3.66m)
- Sitting Room - 13'0" x 12'0" (3.96m x 3.66m)
- Kitchen/Breakfast Room - 18'0" x 9'6" (5.49m x 2.89m)

- Bedroom 1 - 12'6" x 12'0" (3.81m x 3.66m)
- Bedroom 2 - 14'4" x 10'0" (4.37m x 3.05m)
- Bedroom 3 - 12'7" x 10'8" (3.84m x 3.25m)
- Bedroom 4 - 11'4" x 9'0" (3.45m x 2.74m)
- Family Bathroom - 8'6" x 8'0" (2.54m x 2.44m)
- Shower Room - 9'0" x 8'4" (2.74m x 2.54m)

- Off-Road Parking
- Rear Garden - 57' (17.4m) approximately

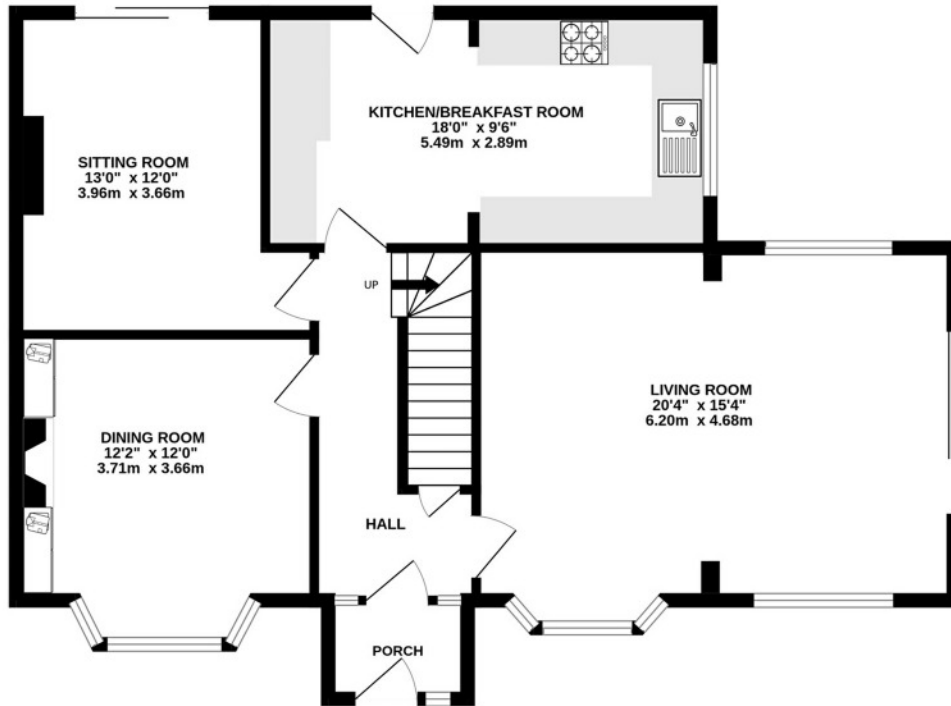
- Council Band F



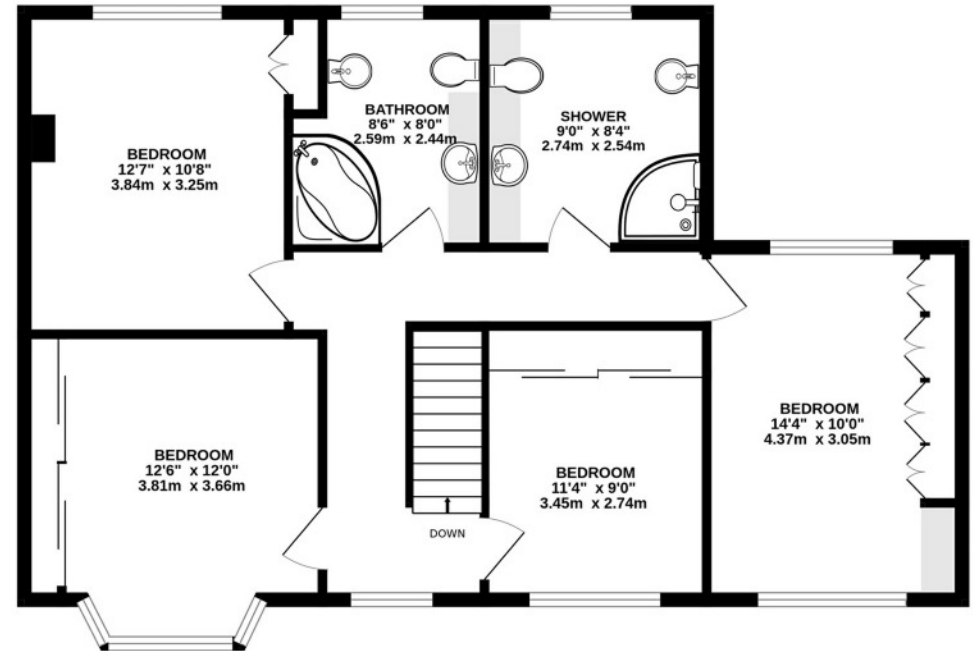


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Clifton Road, Coulsdon DR5 2DU
 INTERNAL FLOOR AREA (APPROX.) 1657 sq ft/ 154.0 sq m
 Garden extends to 57' (17.4m) approximately



GROUND FLOOR



FIRST FLOOR



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See things differently.