



WOODFIELD CLOSE, COULSDON, SURREY CR5

HOUND & PORTER

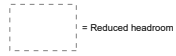
FIND A HOUSE. MAKE IT HOME

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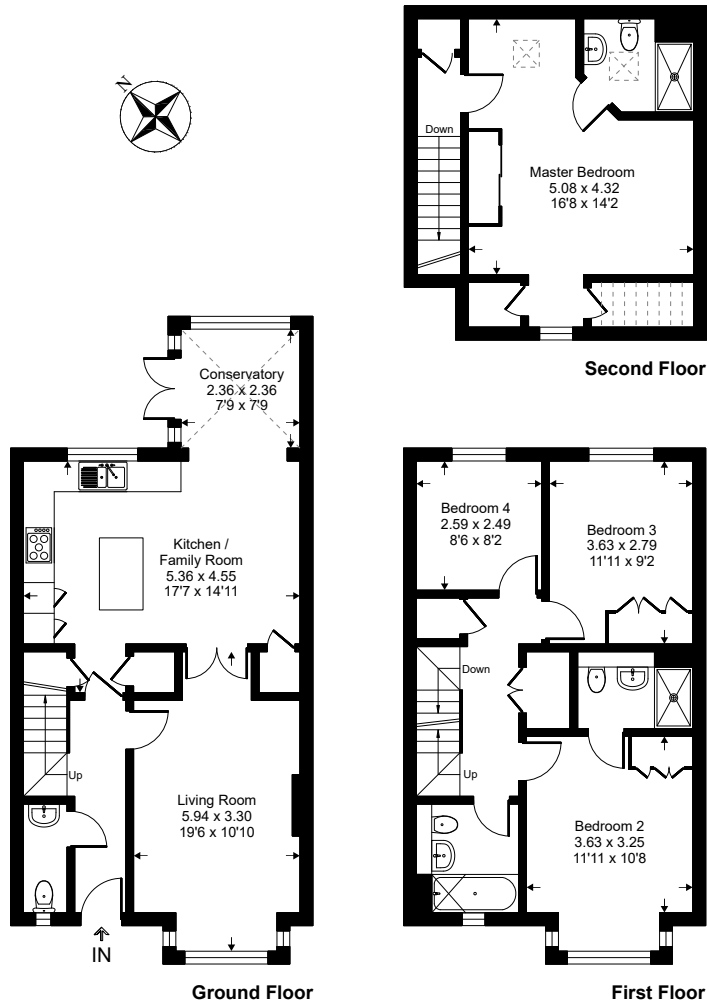
- Four bedroom family home
- Easy reach of Coulsdon Town Centre
- Recently landscaped garden
- Walking distance of Coulsdon South Station
- Private parking for 2 cars
- Cul-de-sac location

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Woodfield Close, CR5

Approximate Gross Internal Area = 138 sq m / 1484 sq ft
(excludes restricted head height)



We, at Hound and Porter, are extremely excited to be able to offer this fabulous 4 bedroom home to the market - tucked away in a Cul-de-sac location Woodfield Close is a commuters dream! This family home is part of a modern cul-de-sac built in 2007. The lounge to the front is flooded with light, square doors open up to the large kitchen/dining room, then onto conservatory. This cleverly designed open plan space is perfect for family living or entertaining. It comprises a range of glass fronted units and island with breakfast bar with built-in gas hob, electric oven, fridge/freezer and dishwasher. The downstairs W.C completes the downstairs of this home.

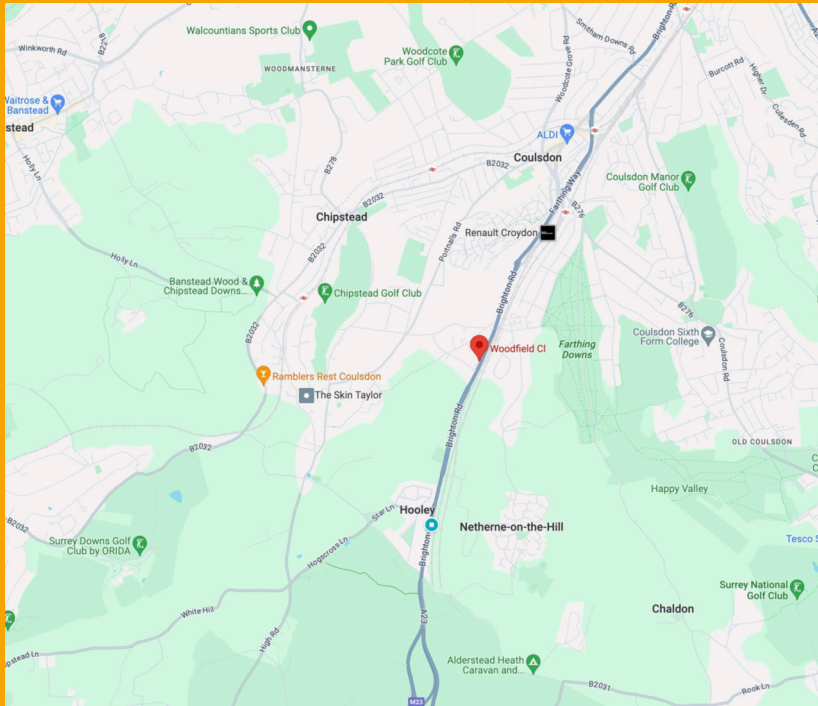
Head on up, where you find three good sized bedrooms, two of which benefiting from built-in wardrobes and one with a square bay window to the front with the added benefit of an en-suite Shower Room. There is also a family bathroom on this floor. Up again, and the second floor boasts a master bedroom with views to the front and Velux window to the rear, built-in wardrobes and en-suite shower room.

Outside, the recently landscaped garden consists of decking and easy to maintain lawn area. At the front, there is a allocated parking for two cars. We highly recommend you come to have a look inside to really understand the space on offer!

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

The home is within easy reach of Coulsdon Town Centre offering it's excellent selection of shops, bars and restaurants, as well as Waitrose and Aldi supermarkets. The fairways of Coulsdon Manor Golf course are nearby, offering golfing and dining/hotel facilities. Farthing Downs is within walking distance offering open spaces for walking and recreational pursuits plus Purley town centre and Old Coulsdon Village are nearby. Gatwick Airport is within a twenty five minutes drive giving excellent connections to both M25/M23 and Brighton.

ADDITIONAL INFORMATION

Within easy reach of Coulsdon South Station (1.1 miles), serving London Bridge and Victoria from within 30/32 minutes respectively.

COUNCIL TAX

Croydon Council Band F £2,294.23 P/A



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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