

4 Bed Detached Bungalow In Woodcote Grove Road Coulsdon, Coulsdon, CR5 2AN £700,000





SHORT DESCRIPTION

Property Ref: 15780 Nestled in one of West Purley's most sought-after residential areas, this spacious detached chalet bungalow offers the perfect blend of comfort, character, and convenience, extending to approximately 1,921 sq. ft. Set well back from the road, the property boasts excellent kerb appeal and a generous plot with mature gardens to the front and rear. Inside, the home features four well-proportioned double bedrooms, including a luxurious primary suite with shower room, a stylish fitted kitchen with contemporary units, a welcoming living room perfect for relaxation, and a formal dining room ideal for entertaining. A modern four-piece family bathroom, separate WC, and ample storage further enhance the practicality of this beautiful home. To the rear, a bright and airy double-glazed conservatory provides wonderful views across the private landscaped garden — an ideal space for year-round enjoyment. The exterior is complemented by a charming summer house, pergola, private driveway parking, and a garage offering both storage and convenience. Superbly positioned for Purley, Banstead, Wallington, and Coulsdon town centres, the property enjoys easy access to Purley Station, providing regular rail links to Central London, Gatwick Airport, and the South Coast. Families will appreciate the proximity to several highly regarded schools, including Woodcote School, Wallington High School for Girls, Wallington County Grammar, Wilson's School, and John Fisher School. For leisure, Woodcote Park Golf Club and Purley Sports Club are just moments away. This is a rare opportunity to acquire a substantial family home in a prime West Purley location, combining space, style, and convenience in equal measure. Council Tax Band : F All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. WE HAVE NO ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. 6: We as an agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: Whilst every attempts has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purpose and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Property Type: Detached Bungalow Full selling price: £700000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: D Measurement: 1921 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type:Double Glazing,Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: NA -----

4

Bed Room(s)

2

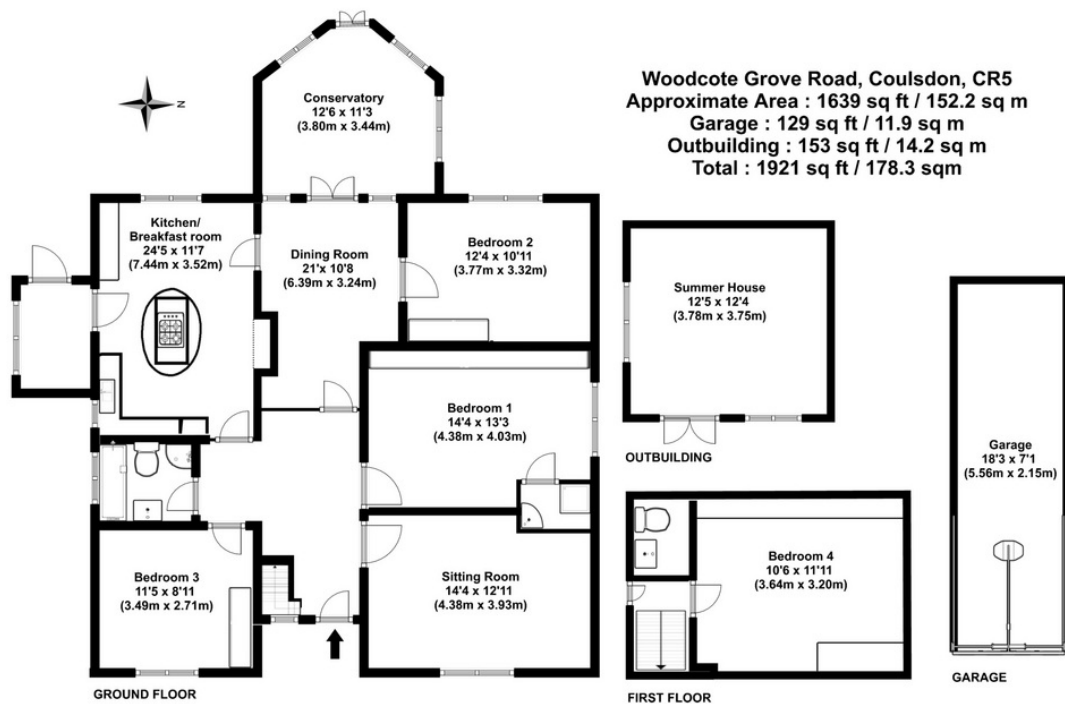
Bath Room(s)

2

Living Room(s)

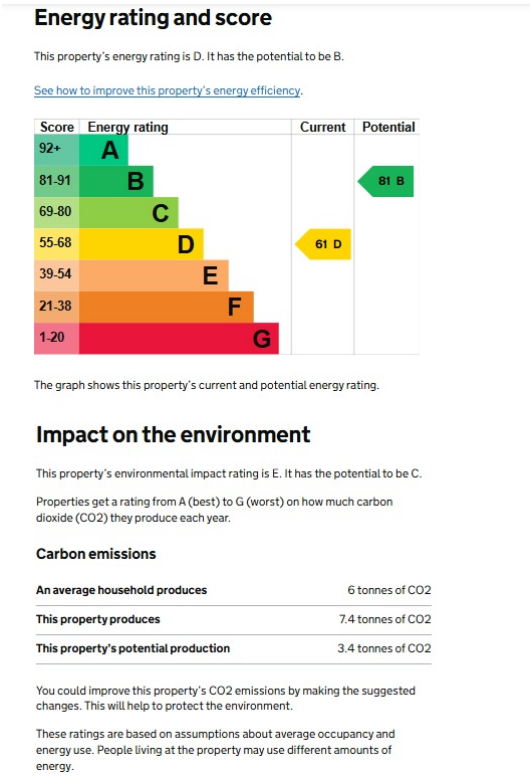
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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