



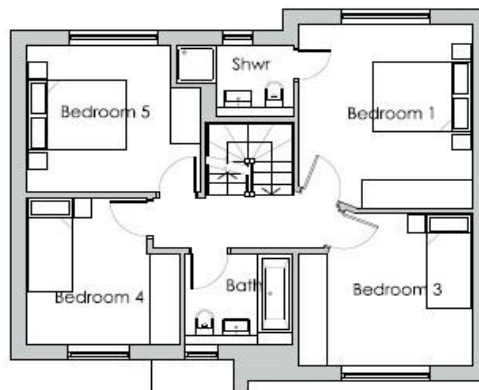
2D Portnalls Road, Coulsdon, Surrey CR5 3DD



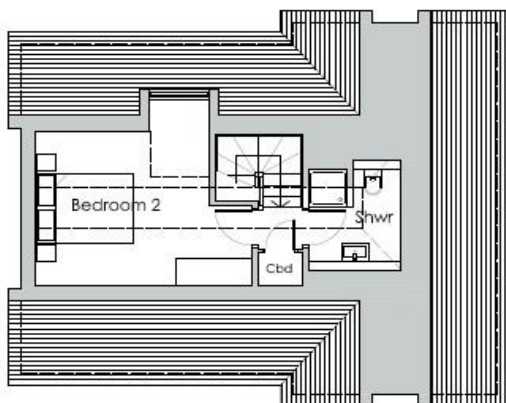
Ground Floor



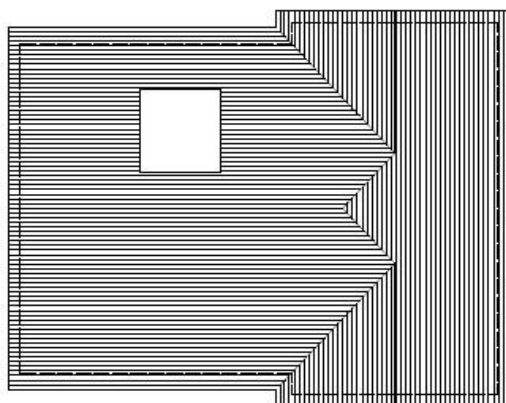
First Floor



Second Floor



Roof



TOTAL: 1588 sq.ft – APPROXIMATE DIMENSIONS:

Kitchen/Dining – 21'2 x 11'6 max (6.47m x 3.53m max)

Living – 16'7 x 11'7 (5.09m x 3.54m)

Study – 11'7 x 7'2 (3.54m x 2.18m)

Bed 1 – 13'10 x 11'7 x (4.25m x 3.54m)

Bed 5 – 11'6 max x 10'6 (3.52m max x 3.21m)

Bed 4 – 10'5 x 10'3 max (3.17m x 3.14m max)

Bed 3 – 11'6 x 9'10 into wardrobe (3.51m x 3.02m) into wardrobe

Bed 2 (2nd floor) – 14'7 max x 10'8 (4.46m x 3.28m) max

Garden approx. 125sqm

The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times and distances are approximate and sources used are National Rail Enquires and Google Maps. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

One of just two beautiful new detached family homes situated in a gated, tucked away yet convenient location.

Coulsdon is a bustling town just 10 minutes' walk away with Waitrose, Aldi and Tesco Express as well as numerous independent shops and a variety of restaurants and café's including Pizza Express and Caffe Nero.

There are also numerous reputable schools in the area including St Aidans, Smitham, Chipstead Valley and Woodcote at primary level and Woodcote and Oasis at senior level.

Guide Price: £800,000

For further information please contact
Walter & Mair on 020 8660 6674

