







3 Twinners Road, Coulsdon, CR5 3LS

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Guide price £599,950

Cromwells
ESTATE AGENTS

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Overview

Nestled in the desirable Cane Hill development on Twinners Road, Coulsdon, this modern semi-detached house offers a perfect blend of comfort and convenience for family living. Spanning an impressive 1,194 square feet, the property boasts three spacious double bedrooms, each designed to provide a restful retreat. With three well-appointed bathrooms, including one en-suite, morning routines and family life are made effortless. The heart of the home is a welcoming open-plan reception room that provides a lovely social space to relax and entertain, together with a contemporary kitchen equipped with ample storage.

For those with vehicles, the property includes off-street parking for two cars, ensuring ease of access. The location is particularly advantageous for commuters, with Coulsdon Town mainline train station just a short stroll away, providing direct and fast links into London. Additionally, Coulsdon High Street is nearby, offering a diverse selection of shops and restaurants, as well as bus services to Croydon, Wallington, Banstead, and Redhill.

Nature enthusiasts will appreciate the abundance of green spaces in the vicinity, including Farthing Downs, Banstead Woods, and Coulsdon Memorial Park, perfect for leisurely walks and outdoor activities. The Cane Hill development itself features playgrounds and landscaped areas, making it an ideal environment for families.

This property presents an excellent opportunity for those seeking a modern family home in a vibrant community, combining spacious living with easy access to urban amenities and natural beauty.

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Accoommodation

Entrance Hall
Radiator, vinyl flooring, built-in under stairs storage drawers and cupboard.

Living Dining Room
Two radiators, fitted carpet, Velux windows, double glazed windows and French doors leading to garden.

Kitchen
Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and grill, and gas hob with chrome extractor hood above, integrated fridge freezer, dishwasher and washer/dryer, breakfast bar with marble worktop, double glazed window to front aspect, cupboard housing boiler, vinyl flooring,

Shower Room
Tiled corner shower cubicle with sliding doors, thermostatic shower with rain showerhead and hand shower attachment, WC, pedestal wash hand basin with chrome mixer tap, extractor fan, tiled flooring, radiator, double glazed obscure window to side aspect.

Stairs to 1st floor landing

Bedroom One
Built in wardrobe, boiler cupboard, fitted carpet, double glazed window to front aspect, radiator.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, part tiled walls, vinyl flooring, heated towel rail, double glazed obscure window to side aspect, extractor fan.

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect.

Stairs to 2nd floor landing

Study Area
Velux window, radiator, fitted carpet

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect, loft access, built in cupboards with fitted shelving and storage space, door to en-suite.

En-suite Shower Room
Modern suite comprising shower cubicle with sliding door, WC, pedestal wash hand basin with chrome mixer tap, heated towel rail, extractor fan, part tiled walls and tiled flooring, Velux window.

Outside

Front garden and paved driveway with off street parking for two cars, smart electric charging point (myenergi zappi 7kW)

Rear Garden
Lawn section, raised borders with shrubs and flowers, garden shed, paved patio area, side access, outdoor power socket, outdoor lighting and water tap.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.




LAUGH often


EAT
LAUGH often
LIVE well










Barbie









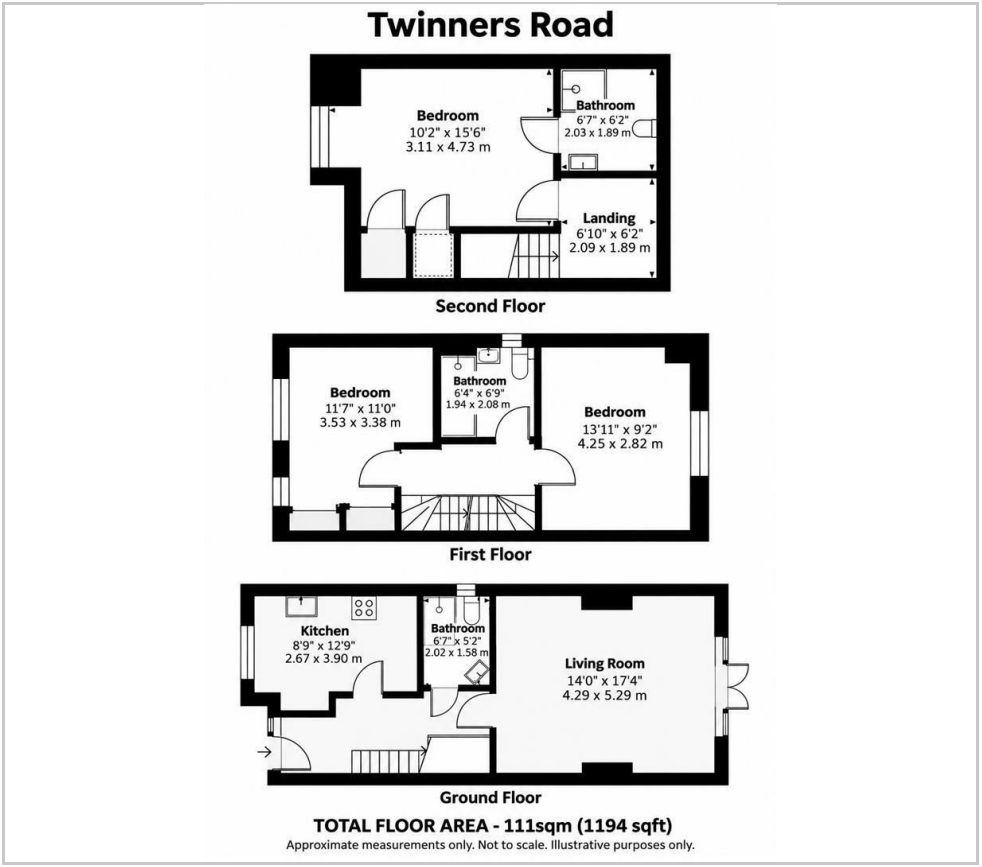








Floor Plan



- Vendors bought from new in 2019, will be upsizing locally.

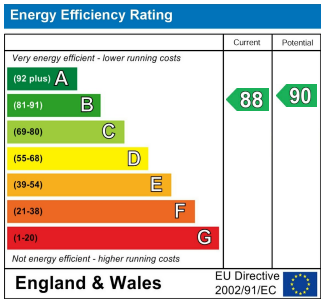
- Extra kitchen units have been added to create additional storage

- Boiler in kitchen, works with cylinder in bedroom cupboard. Serviced annually

- Bespoke storage drawers made in stairs, installed shower in ground floor bathroom.

- Service charge £450 - £500 annually for maintenance of communal areas in Cane Hill.

- Electric charger installed



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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