



NOW SOLD

CAN YOU HELP?

5 MOTIVATED BUYERS,
ONLY ONE PROPERTY!

4 EXTREMELY
MOTIVATED BUYERS
STILL LOOKING FOR
THEIR NEW HOME.

CONSIDERING SELLING?



Homewood Coulsdon Lane, Chipstead, Coulsdon, Surrey, CR5 3QG

www.jamesdeanproperty.co.uk



Located within one of the most favoured areas, Homewood occupies a prominent plot with fantastic views over the Surrey countryside. This is a great opportunity for the new buyer to either modify the existing property or carryout more extensive works to produce an amazing family home.

The key feature to Homewood is the plot that it occupies, currently this home benefits from four double bedrooms, three bathrooms, two reception rooms which includes the viewpoint room located on the first floor offering an incredible outlook over the Surrey countryside. The kitchen/dining room is a great space for



entertaining with doors adjoining the sitting room. There is also a separate utility room & access to the double garage via a covered store room.

If the outdoor area is high on your wish list then you'll be able to tick that box with ease. The extensive rear garden is lined with mature trees that offer a great level of seclusion without compromising the incredible view of the rolling Surrey countryside at the bottom of the garden, there is a large patio area again ideal for those summer barbeques entertaining friends & family, why not make use of The Poolhouse, an indoor heated swimming pool with plenty of space for sun loungers around it's perimeter, sliding doors then open up onto the garden.

It's highly recommended to view Homewood to fully appreciate what's on offer. Please call us for more details or to arrange a viewing.

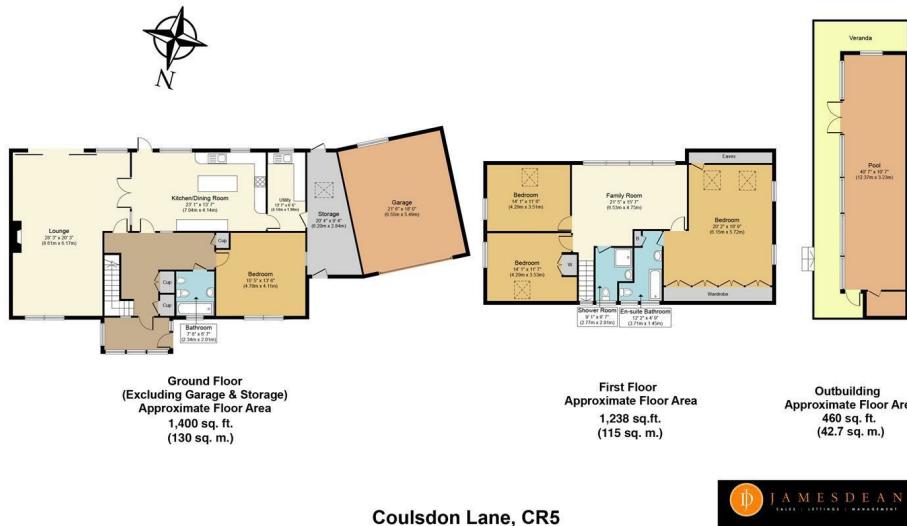
Council Tax Band: G

Local Authority: Reigate & Banstead

NOW SOLD (stc) £1,300,000



Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key information

Internal Area: 2638.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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J A M E S D E A N
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.