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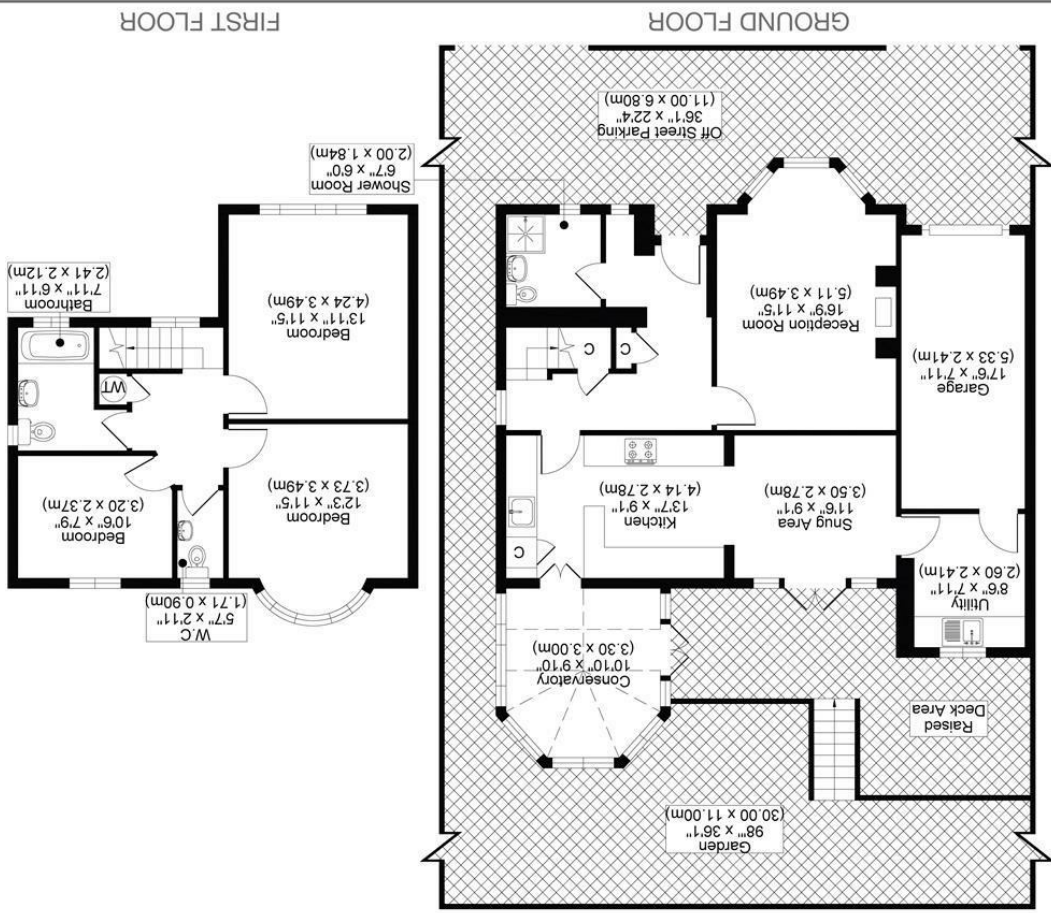
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



OUTWOOD LANE, CR5
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1388 SQ.FT (129 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1250 SQ.FT (116 SQ.M)



CHRISTIES



OUTWOOD LANE, COULSDON CR5 3NB

GUIDE PRICE £750,000

SITUATED ON OUTWOOD LANE CHIPSTEAD, THIS DELIGHTFUL 3-BEDROOM DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF CHARM AND MODERN LIVING AND IS IDEALLY LOCATED FOR CHIPSTEAD, BANSTEAD AND COULSDON AMENITIES INCLUDING SHOPS, SCHOOLS, RESTAURANTS, AND TRANSPORT FACILITIES.

THE PROPERTY BOASTS TWO RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR FAMILY GATHERINGS AND ENTERTAINING GUESTS. THE OPEN PLAN KITCHEN/LIVING AREA IS IDEAL FOR A FAMILY WITH YOUNG CHILDREN AND OFFERS ACCESS TO BOTH A DELIGHTFUL CONSERVATORY "PERFECT FOR DINING WHILST ENJOYING VIEWS OVER THE GARDEN" PLUS AN EXTREMELY HELPFUL UTILITY ROOM WHICH LEADS THROUGH TO YOUR INTEGRAL GARAGE. THERE IS ALSO A GROUND FLOOR SHOWER ROOM MAKING LIFE THAT BIT EASIER DURING THE MORNING RUSH.

UPSTAIRS, YOU WILL FIND THREE BEDROOMS OFFERING A GENEROUS AMOUNT OF SPACE FOR REST AND RELAXATION. THERE IS ALSO A SEPARATE WC AND FAMILY BATHROOM SITUATED OFF THE LANDING.

THE PROPERTY ALSO FEATURES A CARRIAGE DRIVEWAY FOR MULTIPLE CARS AND IS IDEALLY SITUATED WITHIN WALKING DISTANCE OF CHIPSTEAD TRAIN STATION, MAKING IT AN EXCELLENT CHOICE FOR COMMUTERS HEADING TO LONDON. ADDITIONALLY, LOCAL CONVENIENCE STORES ARE JUST AROUND THE CORNER. BANSTEAD WOODS ALSO PROVIDES A BEAUTIFUL SETTING FOR FAMILY WALKS AND OUTDOOR ACTIVITIES.

THIS CHARMING FAMILY HOME PRESENTS A WONDERFUL OPPORTUNITY FOR THOSE SEEKING A SPACIOUS AND WELL-LOCATED RESIDENCE. DO NOT MISS YOUR CHANCE TO MAKE IT YOUR OWN. TO ARRANGE A VIEWING, PLEASE CONTACT CHRISTIES TODAY ON 01737 307 000.

- THREE BEDROOM, DETACHED FAMILY HOME
- CARRIAGE DRIVEWAY FOR MULTIPLE CARS
- WALKING DISTANCE TO CHIPSTEAD TRAIN STATION AND LOCAL SHOPS AND RESTAURANTS.
- IDEALLY LOCATED FOR CHIPSTEAD, BANSTEAD AND COULSDON AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND F

