

**4 Keats Way**  
Coulson, CR53FL

Price Guide £950,000



## 4 Keats Way Coulson, CR53FL

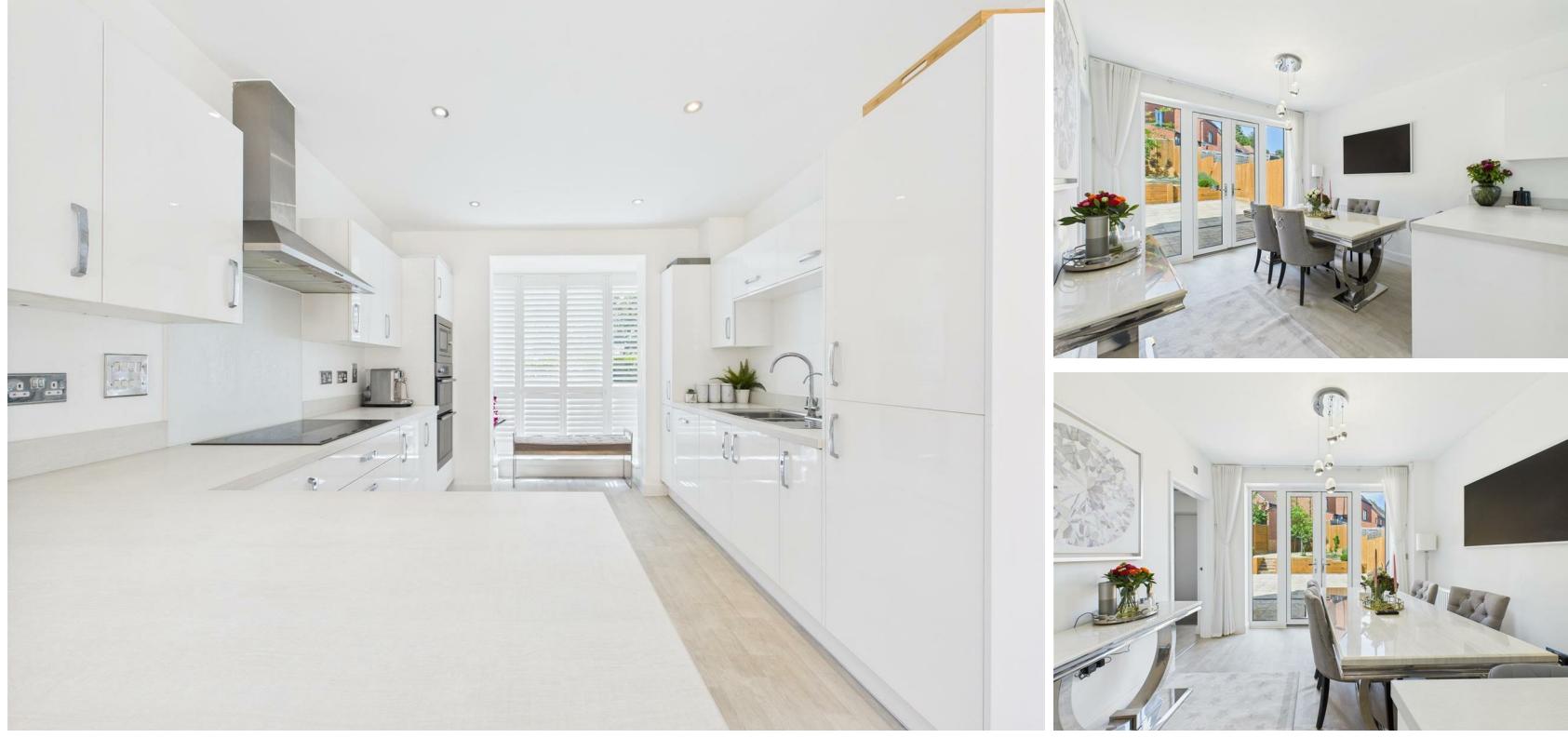
Nestled within the desirable Cane Hills phase 1 development on Keats Way, Coulson, this remarkable five-bedroom detached house is a true gem of modern living. Built between 2018 and 2020, the property boasts a contemporary design that caters to the needs of today's families.

Upon entering, you are greeted by a spacious entrance hall that leads to a generous lounge, perfect for relaxation and entertaining. The modern fitted kitchen-dining room is a highlight, providing an ideal space for family meals and gatherings. Additionally, the ground floor features a utility room and an extra room with plumbing for a potential w.c., offering flexibility for your lifestyle.

The first floor is home to three well-proportioned bedrooms, including the master suite with its own en-suite shower room, ensuring privacy and comfort. Bedroom two also benefits from an en-suite, while a stylish family bathroom serves the remaining bedrooms. Ascending to the second floor, you will find two further bedrooms and an additional shower room, making this home perfect for larger families or those who enjoy hosting guests.

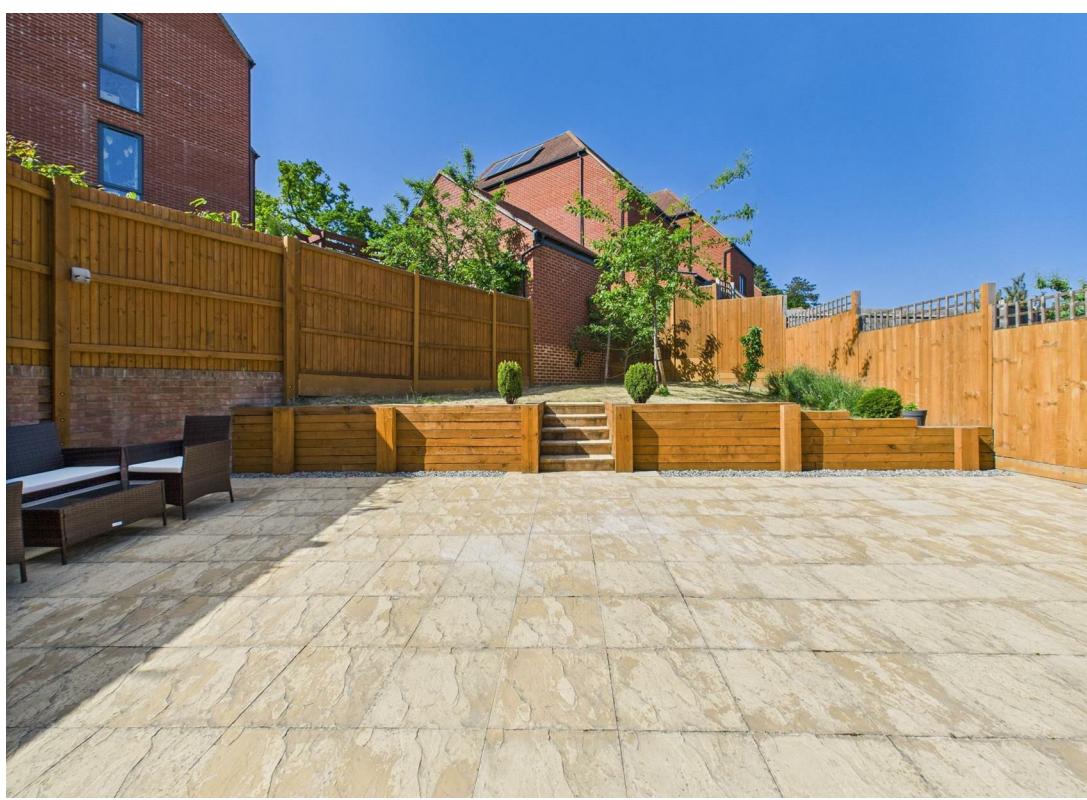
Outside, the property features a lovely patio and rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. The front of the house includes a double garage and a driveway that accommodates two cars, providing ample parking space.

This property is not just a house; it is a home that offers a blend of comfort, style, and practicality. We invite you to call now to arrange a viewing and experience all that this exceptional property has to offer.





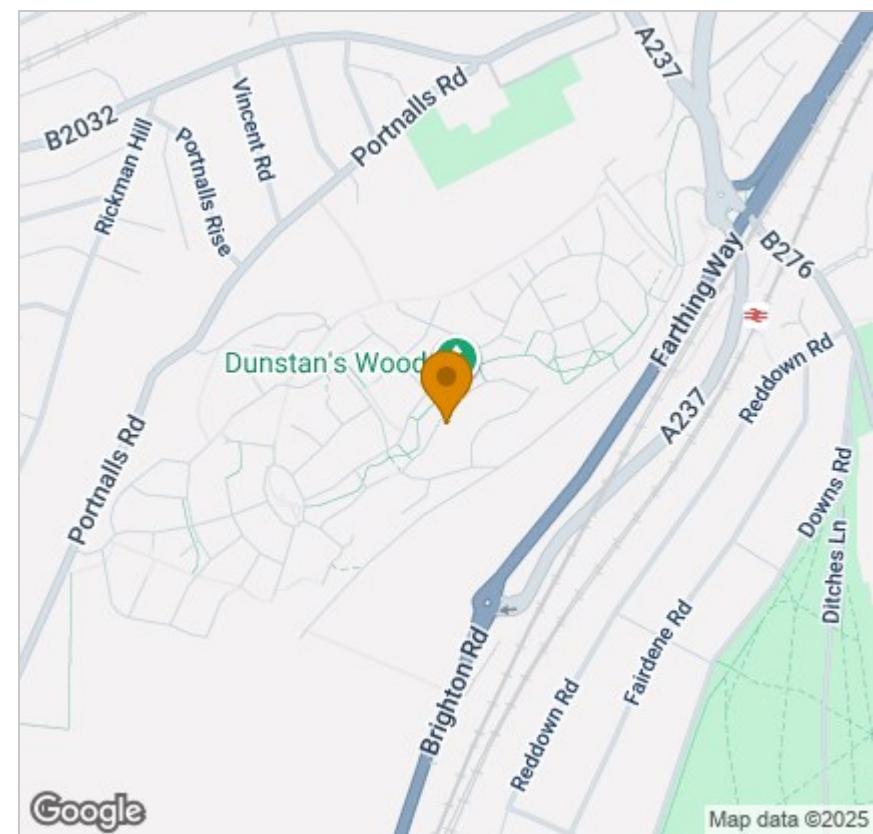
- entrance hall
- lounge
- kitchen-dining room
- utility room
- room which has plumbing for downstairs w.c
- stairs to
- first floor landing
- bedroom 1
- en-suite shower room
- bedroom 2
- en-suite shower room
- bedroom 3
- family bathroom
- stairs to
- second floor landing
- bedroom 4
- bedroom 5
- shower room
- rear garden
- double garage
- driveway



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	