







St. Margarets Road, Hooley, Coulsdon, CR5 3RB

Offers in excess of £725,000

MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

This attractive three/four bedroom detached home offers versatile accommodation throughout, a secluded rear garden, driveway and a large garage and the property has the potential to extend subject to planning permission.

Accommodation

The ground floor accommodation comprises a bright entrance hallway leading to the reception room, utility and ground floor W/C. A beautiful bay window reaches across the front of the kitchen which overlooks the front aspect of the house. The kitchen leads to an open plan modern dining room with feature fireplace and through to extended living room with sliding doors which lead out to the garden. The ground floor is complete with a further reception room off the living room which is currently used as an office/study. Its versatile in its use and can easily be used as a games room or further bedroom. The potential to increase the floor space is possible should one want to make alternative use of the garage and knock through into the office/study.

Stairs rise to the first floor where all three bedrooms and family bathroom are located. The rear aspect master bedroom offers a newly fitted en-suite and fitted wardrobes. Bedroom two also overs a bay window with fitted wardrobes. A family bathroom which is of a generous size completes the first floor. The potential to change the layout is possible should one take advantage of the potential for a wrap around extension subject to planning permissson

The current owner has undergone renovation work to the exterior and interior which gives the property a modern and contemporary look and feel. Additional features include bespoke plantation shutters provided by 'shutter up' compliment all windows throughout the property. The feature fireplace in the dining room sits with a solid oak mantle piece. The master also benefits from a built in air-conditioning unit which supplies hot and warm filtered air. Newly fitted laminate flooring provided by quickstep also features throughout the kitchen through to the living room.

The garden is landscaped and offers two tier levels. From the living area is a block paved patio which catches the morning sun with stairs leading down to a laid lawn. Side access is also accessible from back to front and visa versa.

The front of the property offers a garage with electric roller doors and driveway for three cars. A classic white picket fence features the borders the driveway and the property.

Location

The property is located within easy access of regular bus routes providing good connections to the surrounding area, with Coulsdon South and Chipstead stations within easy reach for rail connections into Central London. The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent local schools and lovely open spaces including nearby Happy Valley Park and Farthing Downs. There are a variety of local shops and amenities close-by, with Coulsdon providing a further array of shops, cafes, eateries and amenities. Purley and Croydon shopping centres are just slightly further afield for a wider variety of shopping facilities.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult

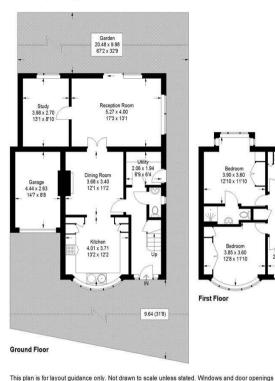


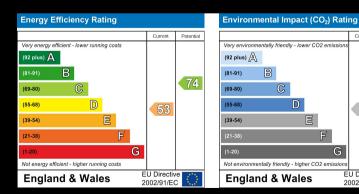


St Margaret Road CR5

Approximate Gross Internal Area Ground Floor = 76.3 sq m / 821 sq ft First Floor = 43.1 sq m / 464 sq ft Garage = 12.0 sq m / 129 sq ft Total = 131.4 sq m / 1414 sq ft







are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID761994)

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Potential

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