



**Price**

**£1,000,000**

**Freehold**

5x  3x  3x 

**Portnalls Road,  
Coulson, Surrey, CR5**

**OVER 60?**

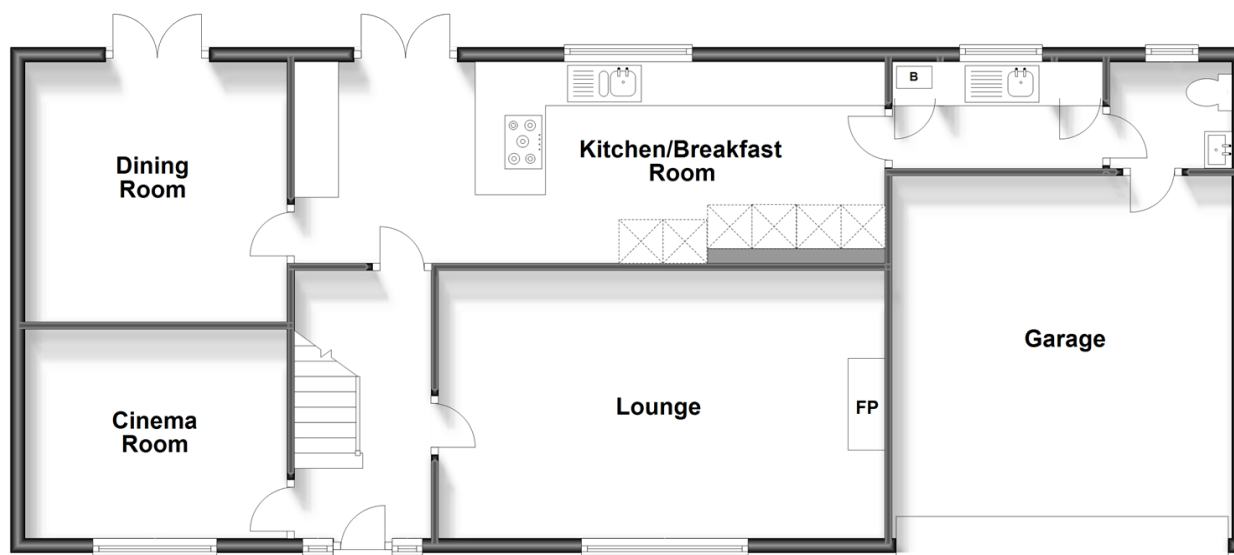
Secure this property  
for up to **59% less!**

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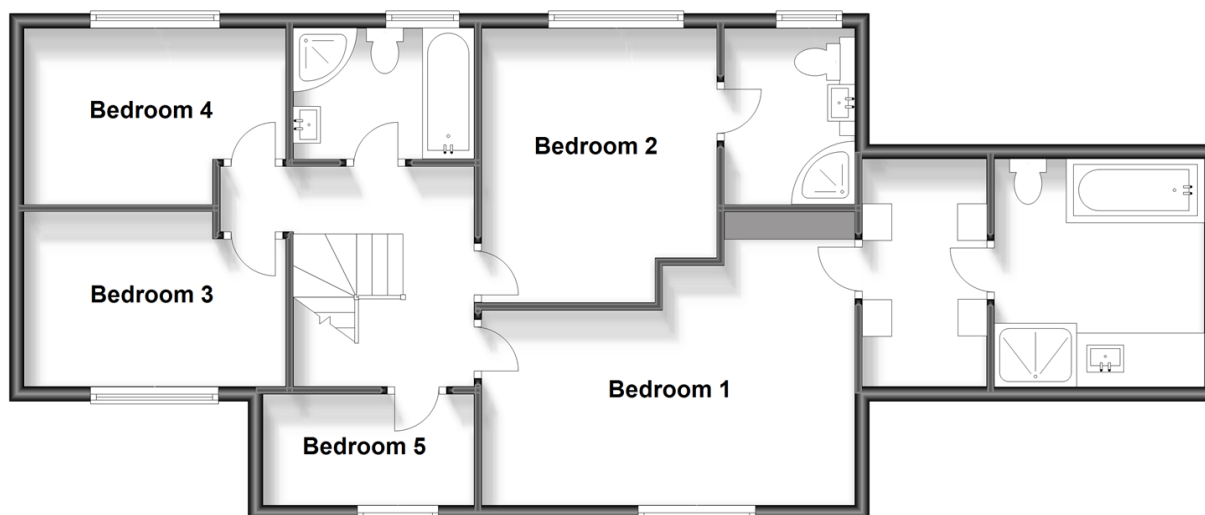
## Ground Floor

Approx. 106.3 sq. metres (1143.9 sq. feet)



## First Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room: 26'2 x 9'6 (7.98m x 2.90m)

Utility Room

Cloakroom

Lounge: 19'8 x 12'8 (6.00m x 3.86m)

Dining Room: 11'9 x 10'9 (3.58m x 3.28m)

Cinema Room: 12'7 x 9'5 (3.84m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 16'9 x 12'4 (5.11m x 3.76m)

En-Suite Bathroom

Dressing Area

Bedroom 2: 11'8 x 11'7 (3.56m x 3.53m)

En-Suite Shower Room

Bedroom 3: 11'7 x 7'8 (3.53m x 2.34m)

Bedroom 4: 11'7 x 7'8 (3.53m x 2.34m)

Bedroom 5: 9'6 x 6'4 (2.90m x 1.93m)

Bathroom: 7'9 x 6'9 (2.36m x 2.06m)

### OUTSIDE

Front Garden

Double Garage

Off Street Parking

Rear Garden



## Main features

- Stunning large detached gated family home with double garage and off street parking for 4 cars
- Beautiful rear garden with decked patio area, level lawn & barbeque seating area
- Presented in excellent show room condition
- 2 en-suites, cloakroom, utility room & cinema/tv room
- Located on the outskirts of Coulsdon, within easy access of transport links, schools and amenities.



### Nearest Schools

Primary Schools: Smitham Primary 0.2 miles, St Aidan's Catholic Primary 0.2 miles, Chipstead Valley Primary 0.4 miles  
Secondary Schools: Woodcote High School 1.4 miles, Coulsdon High School 1.8 miles, Oasis Academy - Coulsdon 1.8 miles



### Transport Information

Train Stations: Woodmansterne 0.4 miles, Chipstead 0.6 miles, Coulsdon South 0.7 miles



### Address

Portnalls Road, Coulsdon, Surrey, CR5



### Directions

For directions to this property please contact us.





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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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