



**Price**  
**£610,000**

**Freehold**

4x  2x  3x 

**Richmond Road,  
Coulson, Surrey, CR5**

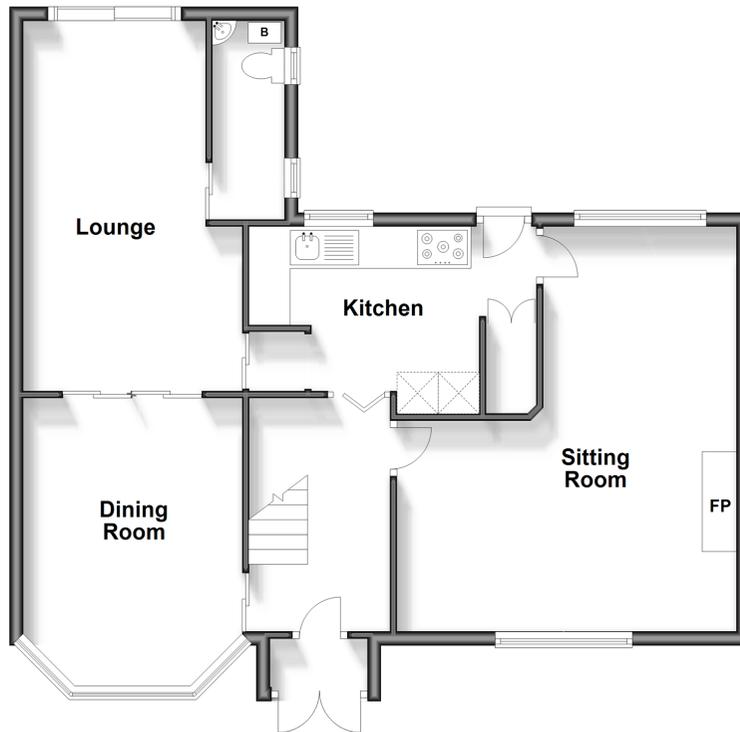
**OVER 60?**

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

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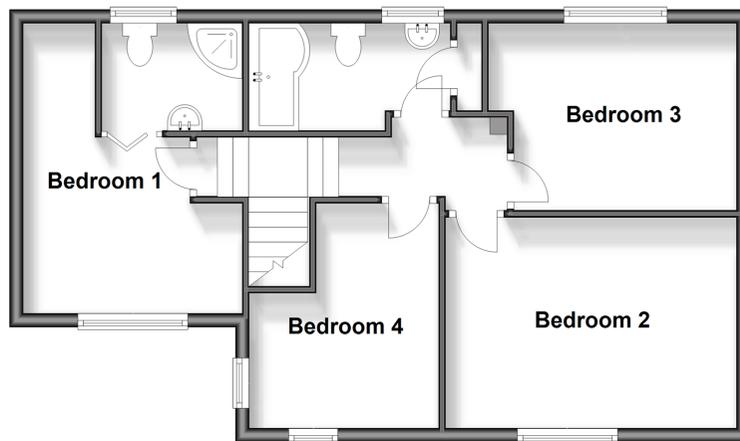
### Ground Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge/Diner: 32'7 x 10'8 (9.94m x 3.25m)

Cloakroom

Kitchen: 13'2 x 8'8 (4.02m x 2.64m)

Sitting Room: 19'6 x 16'4 (5.95m x 4.98m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 8'9 (3.89m x 2.67m)

En-Suite Shower Room

Bedroom 2: 14'4 x 10'2 (4.37m x 3.10m)

Bedroom 3: 11'5 x 9'2 (3.48m x 2.80m)

Bedroom 4: 11'6 x 9'4 (3.51m x 2.85m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Off Street Parking



## Main features

- Large semi-detached family home with driveway for several cars
- En-suite shower room to bedroom 1, family bathroom and downstairs cloakroom
- Separate sitting room, lounge and dining room with bay window
- Walking distance to 3 train stations and Coulsdon town centre
- Catchment area for excellent schools for all ages

### Nearest Schools

Primary Schools: Chipstead Valley Primary 0.4 miles, Smitham Primary 0.5 miles, St Aidan's Catholic Primary 0.5 miles Secondary Schools: Woodcote High School 0.7 miles, Lodge School 1.2 miles, Surrey Hills School 1.3 miles

### Transport Information

Train Stations: Woodmansterne 0.2 miles, Coulsdon Town 0.7 miles, Coulsdon South 0.8 miles

### Address

Richmond 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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