



18 Welcomes View, Coulsdon

£750,000 Freehold



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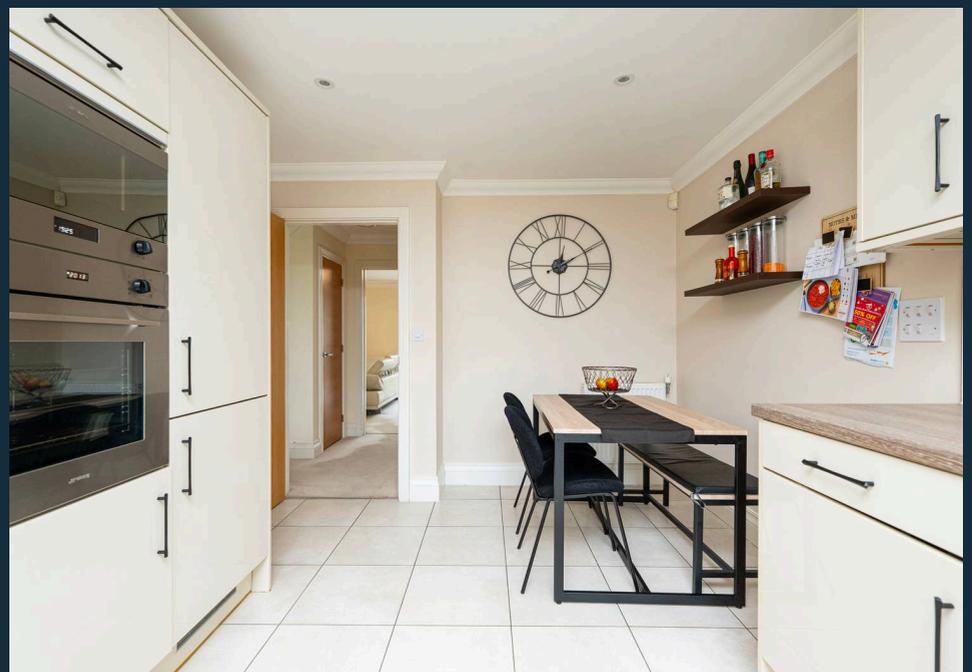
Set within a private residential road in Coulsdon, this modern detached four-bedroom home offers well-balanced living space, generous parking and a south-facing rear garden. Built just 11 years ago by a well-regarded developer, the property combines practical family layout with energy efficiency, holding an EPC rating of B.

As soon as you step inside, the sense of light and proportion is clear. To the front, the kitchen/breakfast room enjoys a pleasant outlook over the garden and provides ample space for everyday dining. It is fitted with SMEG appliances, some of which have been recently upgraded, along with a boiling water tap and excellent storage. Also spanning the rear of the house is the spacious 23ft lounge/diner, with double doors opening directly onto the south-facing garden, ideal for entertaining and summer living.

The ground floor also benefits from a separate home office, perfectly suited to remote working but equally practical as a playroom, alongside a



- › Detached Four Bedroom Family Home
- › Private Road Location
- › Approximately 1,635 Sq Ft (1,853 Sq Ft Including Garage)
- › Kitchen / Breakfast Room With SMEG Appliances
- › Recently Refurbished Guest W.C.
- › Updated Family Bathroom
- › En-Suite To Primary Bedroom
- › Built-In Storage To All Bedrooms
- › South Facing Rear Garden
- › Off Street Parking For Multiple Cars



Welcombes View, Coulsdon, CR5

Approximate Gross Internal Area = 151.98 sq m / 1635.95 sq ft

Garage = 20.19 sq m / 217.32 sq ft

Total = 172.17 sq m / 1853.27 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1278567)



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