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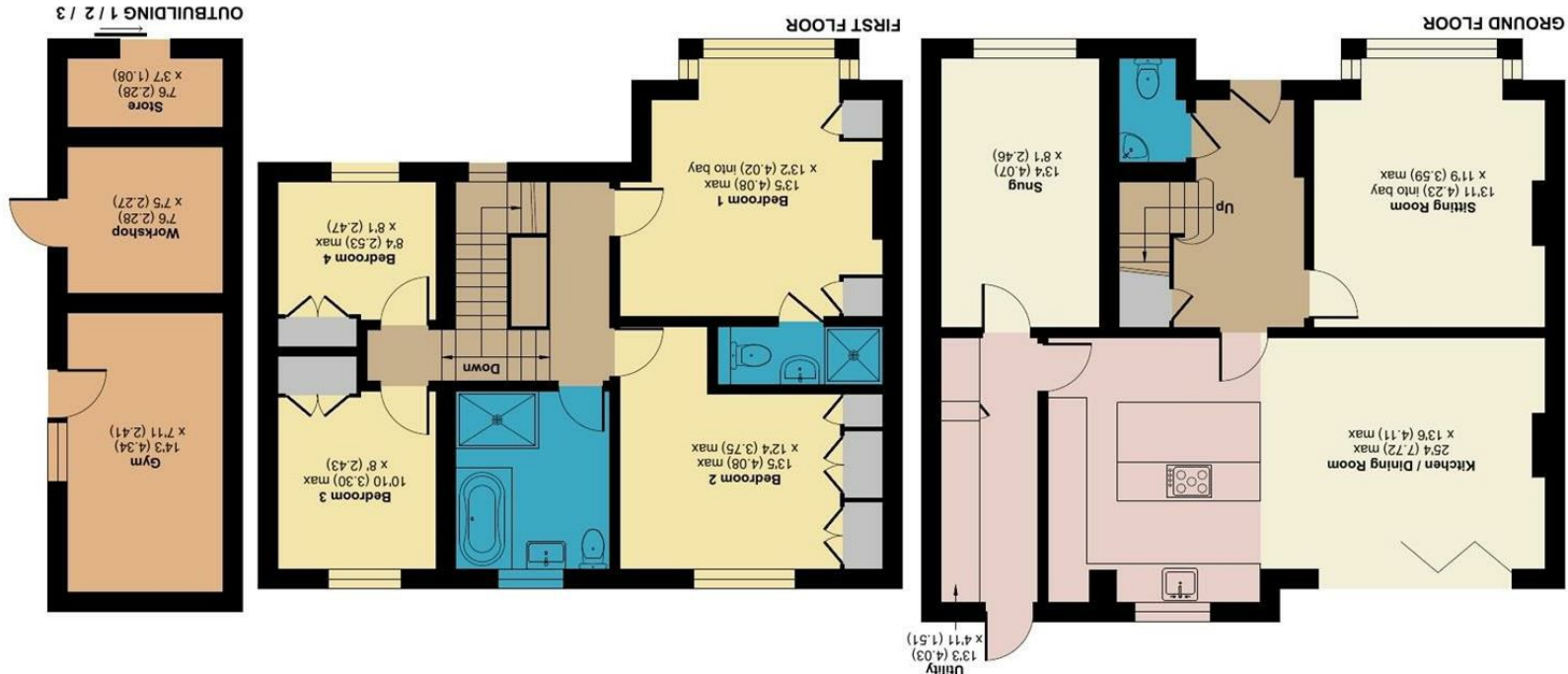
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RICS

The Property Ombudsman

CHRISTIES

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026.
Produced for Centro Residential Sales and Lettings Limited. REF: 1485702



Windermere Road, Coulsdon, CR5

Approximate Area = 1475 sq ft / 137 sq m
Outbuildings = 200 sq ft / 18.5 sq m
Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale



CHRISTIES



WINDERMERE ROAD, COULSDON CR5 2JB

GUIDE PRICE £700,000

GUIDE PRICE £700,000 - £750,000

SITUATED ON ONE OF COULSDON'S MOST SOUGHT-AFTER RESIDENTIAL ROADS, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME COMBINES GENEROUS LIVING ACCOMMODATION WITH CONTEMPORARY STYLING AND EXCEPTIONAL VERSATILITY. THOUGHTFULLY EXTENDED AND IMPECCABLY MAINTAINED, THE PROPERTY FEATURES A SUPERB OPEN-PLAN KITCHEN/DINING ROOM, IDEAL FOR MODERN FAMILY LIVING AND ENTERTAINING, ALONGSIDE A SPACIOUS SITTING ROOM, A COSY SNUG, AND A PRACTICAL UTILITY ROOM. UPSTAIRS ARE FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE, COMPLEMENTED BY A STYLISH FAMILY BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING, TOGETHER WITH AN IMPRESSIVE, DETACHED OUTBUILDING INCORPORATING A GYM, WORKSHOP, AND ADDITIONAL STORAGE, OFFERING EXCELLENT POTENTIAL FOR THOSE WORKING FROM HOME OR SEEKING FLEXIBLE RECREATIONAL SPACE.

THE LOCATION IS IDEAL FOR FAMILIES AND COMMUTERS ALIKE. THE PROPERTY IS WITHIN EASY WALKING DISTANCE OF COULSDON TOWN STATION, WITH FURTHER RAIL SERVICES AVAILABLE FROM COULSDON SOUTH STATION, PROVIDING FAST AND CONVENIENT LINKS INTO LONDON BRIDGE, VICTORIA AND BEYOND. COULSDON HIGH STREET IS ALSO CLOSE BY, OFFERING AN EXCELLENT SELECTION OF CAFÉS, RESTAURANTS, INDEPENDENT RETAILERS, AND EVERYDAY CONVENIENCES, INCLUDING WAITROSE & PARTNERS AND ALDI.

FAMILIES ARE EXCEPTIONALLY WELL SERVED BY A CHOICE OF HIGHLY REGARDED SCHOOLS, INCLUDING WOODCOTE PRIMARY SCHOOL, SMITHAM PRIMARY SCHOOL, ST AIDAN'S CATHOLIC PRIMARY SCHOOL, WOODCOTE HIGH SCHOOL, RIDDLEDOWN COLLEGIATE AND THE JOHN FISHER SCHOOL, MAKING THIS AN OUTSTANDING LOCATION FOR THOSE SEEKING EXCELLENT EDUCATIONAL OPPORTUNITIES. SURROUNDED BY BEAUTIFUL OPEN GREEN SPACES INCLUDING FARTHING DOWNS & HAPPY VALLEY, THIS EXCEPTIONAL HOME OFFERS THE PERFECT BALANCE OF SUBURBAN TRANQUILLITY, OUTSTANDING AMENITIES, AND SUPERB TRANSPORT CONNECTIONS, CREATING AN IDEAL ENVIRONMENT FOR MODERN FAMILY LIVING.

- CHAIN FREE
- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- PERFECT FOR FAMILIES, POSITIONED CLOSE TO A SELECTION OF HIGHLY REGARDED SCHOOLS
- SUPERB LOCATION WITHIN EASY ACCESS OF COULSDON HIGH STREET'S SHOPS, CAFÉS AND RESTAURANTS
- COUNCIL TAX BAND E
- EPC RATING C

