

5 Bedrooms | 4 Bathrooms | 2 Reception Rooms

Charles Howell Drive | Coulsdon | CR5 3JX

**£3,500 Per month**

LOFT

Charles Howell Drive | Coulsdon |
CR5 3JX
£3,500 Per month

- Luxury 5 bedroom, 4 bathroom detached family home set over 3 floors
- Located in the prestigious Cane Hill Development
- Available in mid-October
- Large kitchen/diner with separate utility room with doors to level garden
- Double garage & driveway for several cars
- Walking distance to Coulsdon town centre & Coulsdon South station - ideal if you commute
- Early viewing is advised for this immaculate family home
- Located for good schools including Chipstead Valley Primary School, Woodcote Primary & many secondary schools
- Underfloor heating throughout ground floor
- Short drive to green areas including Farthing Downs, Coulsdon Memorial Park & Happy Valley

















**GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Reception Room**
24'8" x 10'11" (7.52 x 3.34)

**Study**
11'10" x 10'8" (3.61m x 3.25m)

**Kitchen/Dining Room**
23'1" x 10'7" (7.04m x 3.23m)

**Utility Room**
6'6" x 5'11" (1.98m x 1.80m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**
22'1" x 10'8" (6.75m x 3.27m)

**Dressing Area**

**En-Suite Bathroom**

**Bedroom 2**
12'0" x 10'11" (3.66 x 3.34)

**En-Suite Shower Room**

**Bedroom 3**
10'8" x 7'5" (3.27 x 2.27)

**Bathroom**

**SECOND FLOOR**

**Landing**

**Bedroom 4**
13'5" x 10'8" (4.10 x 3.26)

**Bedroom 5**
11'0" x 10'9" (3.36 x 3.28)

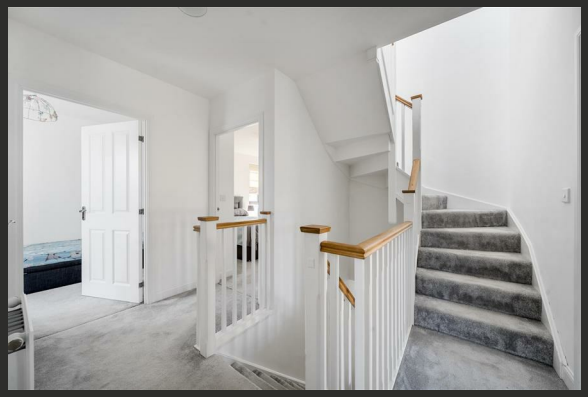
**Shower Room**

**OUTSIDE**

**Double Garage & Driveway**

**Front & Rear Gardens**





## Charles Howell Drive, Coulsdon, CR5

Approximate Area = 2019 sq ft / 187.5 sq m
Garage = 377 sq ft / 35 sq m
Total = 2396 sq ft / 222.5 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Woodcote Estate Agents Ltd. REF: 1255959

EPC Rating: B

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