



FREEHOLD

House - Semi-Detached

# 2 JUNE CLOSE, COULSDON, CR5 2QR

Offers In Excess Of

# £650,000

FEATURES



# 3 Bedroom House - Semi-Detached located in Coulsdon

Nestled in the tranquil cul-de-sac of June Close, Coulsdon, this charming three-bedroom semi-detached house, built in 1930, presents an exceptional opportunity for family living. Spanning an impressive 1,243 square feet, the property boasts a well-thought-out layout that caters to modern lifestyles.

Upon entering, you are greeted by two generously sized reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the spacious contemporary kitchen/diner, which features a stylish island unit and ample storage, making it an inviting space for family meals and social gatherings. Additionally, a separate utility room and a dedicated office provide practical solutions for home working or study.

Step outside to discover a delightful patio area that leads to a beautifully maintained lawn garden, offering a private retreat for outdoor entertaining and family enjoyment. The garden is further enhanced by an impressive outbuilding/snug, complete with a bar area and workshop, making it an ideal space for hobbies or additional storage.

On the upper floor, the property features two large double bedrooms and a well-proportioned single bedroom, all presented to a high standard. The modern family bathroom is equipped with both a

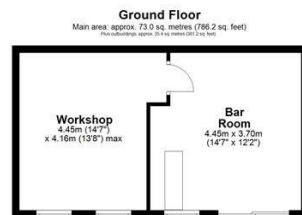
Call us on

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**Council Tax Band**



Main area: Approx. 115.5 sq. metres (1243.1 sq. feet)  
Plus outbuildings: approx. 35.4 sq. metres (381.2 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.  
Plan produced using PlanClip.

2 June Close

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

