



Old Oak Avenue, Coulsdon, Surrey CR5 3PG
£825,000 - Freehold



**WILLIAMS
HARLOW**



Located in a premier private road, a character detached residence dating from the 1930's with views to Banstead woods over and within close proximity of open countryside. Internally there is well proportioned accommodation comprising a generous entrance hall, two reception rooms, kitchen breakfast room and downstairs WC. To the first floor there are three double bedrooms, refitted bathroom and en-suite to master bedroom. potential to extend STPP. Externally there is plentiful parking, attached garage and landscaped gardens to the front and rear. all within a short walk to shops and mainline railway station. **NO CHAIN SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80
			44

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	84
			47



ORIGINAL HARDWOOD FRONT DOOR

Window under canopy with outside light and tiled floor, giving access through to:

ENTRANCE HALL

3.25m x 1.98m (10'8 x 6'6)

Stairs rising to the first floor. Original wooden flooring. Radiator, coving and picture rail. Window to side.

DOWNSTAIRS WC

WC, pedestal wash hand basin with mixer tap, obscured glazed window to front. half height tiling and radiator, wall mounted extractor and quarry tiled flooring.

LOUNGE

5.18m x 3.96m (17'0 x 13'0)

Triple aspect room with windows to either side and window to the front enjoying a pleasant outlook over the front garden. Wooden flooring, panel walls, coving, wall lights and original Claygate fireplace.

DINING ROOM

4.19m x 4.04m (13'9 x 13'3)

Double aspect room. Double opening french doors with windows either side and giving a pleasant outlook over the rear garden. Coving. Picture rail. Radiator. Window to side. Wooden flooring and a large understairs storage cupboard with shelving.

KITCHEN/BREAKFAST ROOM

3.10m x 4.45m maximum (10'2 x 14'7 maximum)

Wooden work surfaces incorporating a stainless steel sink drainer with mixer. Cupboards and drawers below the work surface with fitted double and oven and grill. Surface mounted four ring gas hob with chimney extractor above. Below the work surface there is a space for dishwasher and an upright fridge freezer. Eye level cupboards, one of which houses the gas central heating boiler. Coving. Downlighters. Shelving, radiator, quarry tiled floor, part tiled walls, window to rear and

connecting part glazed door to rear. There is also a utility area where there is a space for a domestic appliance under a wooden work surface with shelving under a skylight window.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Reached by a turn staircase with window to side. Radiator. Access to loft void. Picture rail and airing cupboard.

MASTER BEDROOM

5.18m x 3.94m (17'0 x 12'11)

Window to front. Radiator. Exposed wooden flooring, picture rail, wall lights and fitted wardrobe.

EN-SUITE SHOWER ROOM

Enclosed shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard below. Part tiled walls and heated towel rail. Continuation of the wooden flooring. Downlighters and ceiling mounted extractor.

BEDROOM TWO

3.35m x 4.27m (11'0 x 14'0)

Double aspect with window to side and rear with fine views to Banstead woods. Exposed wooden flooring. Radiator and picture rail.

BEDROOM THREE

2.44m x 3.05m (8'0 x 10'0)

Excluding entrance recess. Window to rear with fine views towards Banstead woods. Radiator and picture rail.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawer below. Obscured glazed window to side. Fully enclosed shower cubicle. Downlighters. Tiled floor, part tiled walls and wall mounted extractor.

OUTSIDE

FRONT

There is a well laid driveway suitable for parking 4 vehicles off street this gives way to a path which provides access to the front door. There is a well manicured area of level lawn flanked by mature flower and shrub borders and good beech hedging adjoining the driveway.

ATTACHED GARAGE

4.42m x 2.69m (14'6 x 8'10)

Accessed via double opening wooden doors to front. Window to side, connecting door to the rear. Power and lighting and meters.

REAR GARDEN

34.14m x 14.02m approximately (112'0 x 46'0 approximately)
Access to the rear garden can be reached via useful side access from both sides of the property. There is an elevated patio expanding the immediate rear width enjoying a pleasant outlook over the remainder of the garden which is principally laid to an area of well manicured lawn with attractive flower, shrub borders and some mature trees. Good hedging comprising of beech and yew. Towards the end of the garden there is a wooden garden shed. The patio also benefits from outside lighting and outside tap.



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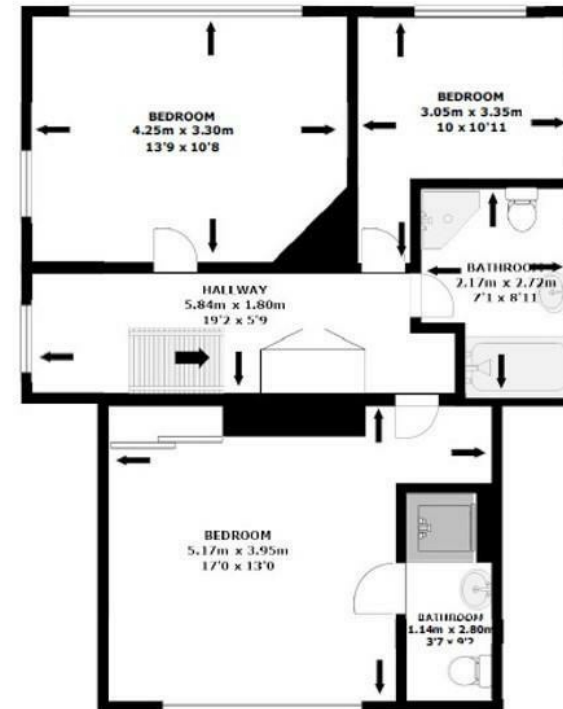
www.williamsharlow.co.uk



GARDEN DIMENSIONS
11.76m x 32.64m
38' 7" x 107' 1"



GROUND FLOOR



1ST FLOOR

**APPROX. FLOOR
AREA 120.08 SQ.M.
(1292.83 SQ.FT.)**



TOTAL APPROX. HOUSE AREA NOT INCLUDING THE OUTDOOR SPACE
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

by www.spacephoto.co.uk
Photography and Floor Plan

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