

## *BOND & SHERWILL*



### *Byron Avenue*

Guide-Price: £800,000 - £825,000

Occupying an impressive corner plot which extends to approximately one third of an acre this three-bedroom, detached property is chain-free and a must view.

The contemporary interior features a stunning kitchen/diner with integrated appliances and island, lounge, utility room, W.C, three good-size bedrooms, bathroom with shower and separate W.C. Additional features include a garage and workshop.

The rear garden includes a covered bar with seating area while the front of the property includes off-street parking for multiple vehicles.

Alder Croft is within good proximity to Coulsdon Town Train Station and Coulsdon South Train Station, which offer swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton. The M23/M25 interchange at Hooley can be used for destinations from the South Coast to Heathrow Airport, while Coulsdon itself features a variety of shopping opportunities including Waitrose and Aldi as well as restaurants and amenities.

Local highly-rated schools include Beaumont Primary School, St Aidan's RC Primary School and Woodcote Primary School while local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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### **Entrance Hall**

The entrance hall includes radiator, two single-glazed windows, picture rail and under-stairs cupboard.



### **Lounge**

The lounge includes two-casement double-glazed leaded-light effect feature bay window, picture rail and log burner with marble-effect hearth.



### **Kitchen/Diner**

The kitchen/diner includes island with work surface area and AEG five-ring gas cooker, AEG oven, sink with stainless-steel mixer tap, integrated microwave, integrated fridge-freezer, radiator, two single-glazed windows and two single-glazed glass-panel double doors to conservatory.



### **Conservatory**

The conservatory includes single-glazed windows and single-glazed glass-panel sliding door to rear garden.



### **Utility Room**

The utility room is dual-aspect and includes wall & base level units with work surface area, space for washing machine, space for tumble dryer, space for American-style fridge-freezer, glass-panel door to side of property, radiator and double-glazed leaded-light effect window.

### **W.C**

The W.C includes low-level W.C and single-glazed opaque window.

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### **Landing**

The landing includes two-casement stained-glass-effect single-glazed window, radiator, two cupboards, down-lights, loft hatch and coved ceiling.



### **Master Bedroom**

The master bedroom includes two casement double-glazed leaded-light effect feature bay window, cupboard and coved ceiling.



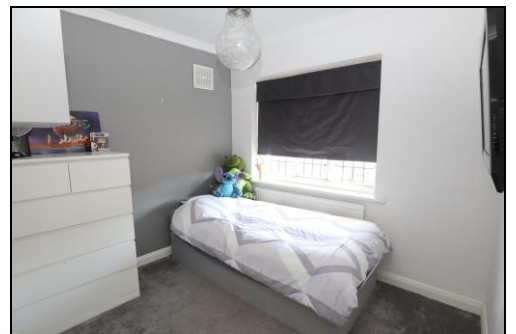
### **Bedroom Two**

Bedroom two includes four-casement double-glazed leaded-light effect window, radiator, cupboard and coved ceiling.



### **Bedroom Three**

Bedroom three includes single-casement double-glazed leaded-light effect window, radiator and coved ceiling.



### **Bathroom**

The bathroom includes free-standing bath with shower hose attachment, heated towel rail, two-casement opaque double-glazed leaded-light effect window, wash-hand basin with stainless-steel mixer tap, partially-tiled walls, shower enclosure with wall-controls, down-lights and coved ceiling.

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### **W.C**

The W.C includes low-level W.C with dual-flush and single-casement double-glazed leaded-light effect opaque window.



### **Workshop**

The workshop includes power, lighting and window.



### **Garage**

The garage includes an up & over door.

### **Rear Garden**

The rear garden occupies a highly-sought after corner plot and is tiered over three sections with features including lower patio area, covered bar with seating area, side access gate, double gates leading to front driveway. Steps lead to a second and third tier which are mostly laid to lawn with a vast range of trees shrubs and flower bed borders.



### **Front Garden**

The front garden includes off-street parking for multiple vehicles and is mostly laid to lawn with a range of trees, shrubs and plants.



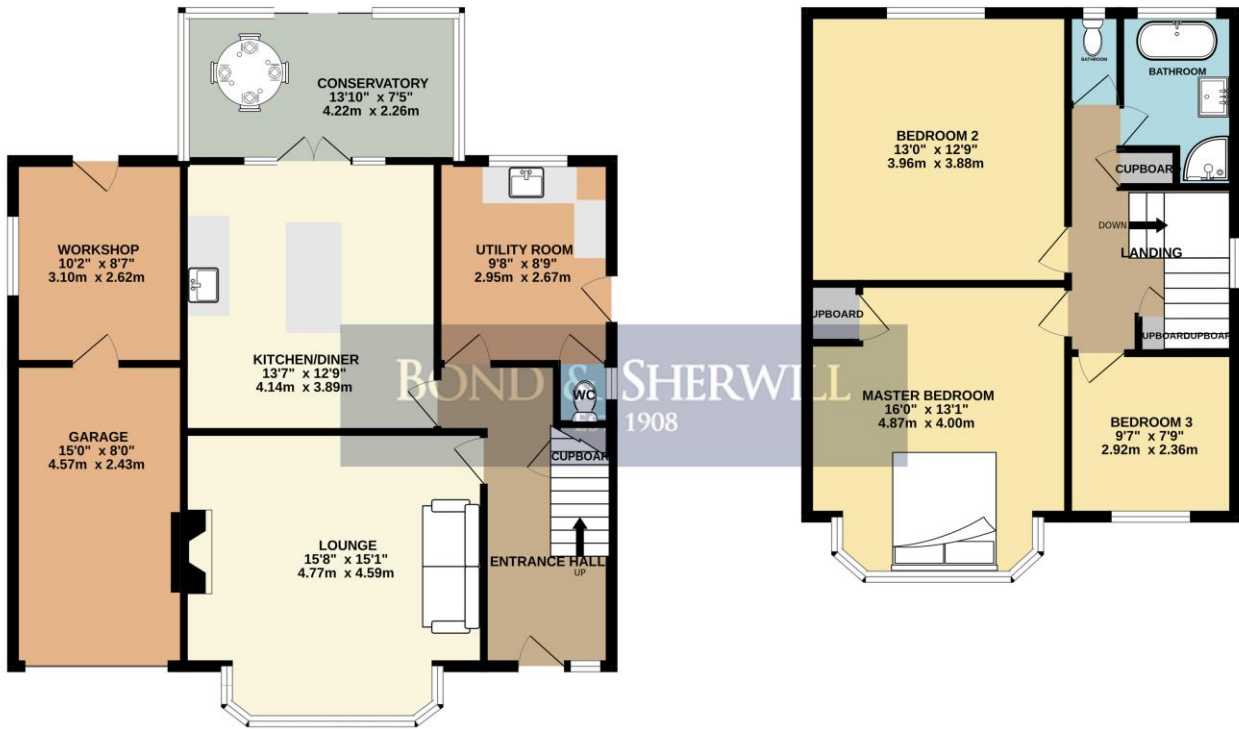
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## Byron Avenue

GROUND-FLOOR  
887 sq.ft. (82.4 sq.m.) approx.

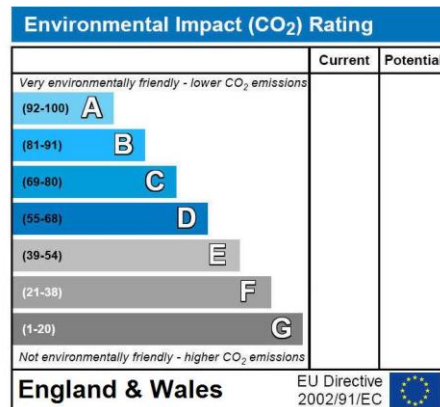
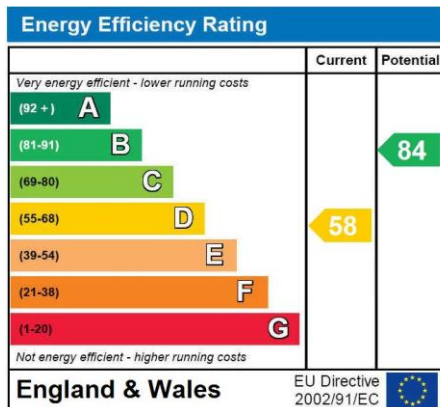
FIRST-FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate



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