

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

[www.bond-sherwill.com](http://www.bond-sherwill.com)

[sales@bond-sherwill.com](mailto:sales@bond-sherwill.com)

## *BOND & SHERWILL*



### *Haydn Avenue*

Guide-Price: £800,000 - £825,000

Occupying a capacious plot on a highly sought-after residential road, this imposing four-bedroom detached property comes to the market perfect for anyone looking to put their own stamp on the home.

The ground floor consists of four reception rooms, good-size entrance hall, kitchen and utility room. The first-floor contains four good-size bedrooms including a master bedroom with stunning views and a dressing room. Externally, the property features a sprawling tiered rear garden with side access and an outbuilding comprised of four rooms. In addition, the property features a good-size front garden and plenty of potential for extension subject to planning permission.

One of the most appealing features of the local area is the schools. Beaumont Primary School is located within good proximity and was rated as "outstanding" in 2017.

Reedham Railway Station provides swift and direct access to London Bridge and London Victoria, while Purley Railway Station can be used for Gatwick Airport and Brighton. In addition, local buses serve destinations including Caterham, Banstead, Old Coulsdon, Redhill, Central Croydon, West Croydon and Streatham, while the N68 route provides nightly buses both into and from Central London and Waterloo Railway Station. The M23/M25 interchange at Hooley can be used to access the national motorway network.

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 two-casement double-glazed window, radiator, wood flooring and stairs ascending to first-floor.



### **Lounge**

The lounge includes feature fireplace with wood surround & marble-effect hearth, four-casement double-glazed window, radiator and wood flooring.



### **Dining Room**

The dining room includes double-glazed double doors leading to rear garden, two double-glazed single-casement windows, radiator, electric fireplace with brick surround and wooden flooring.



### **Games Room**

The games room includes double-glazed glass-panel door to rear garden, radiator and wood flooring.

### **Study**

The study includes four-casement double-glazed window, radiator and wood flooring.



### **Kitchen**

The kitchen includes base units with work surface area, ceramic sink with drainer, radiator, two casement double-glazed window, space for dishwasher, space for Aga cooker and cupboard under-stairs housing gas & electric meters.

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### **Utility Room**

The utility room includes space for washing machine, space for tumble dryer, partially-tiled walls, space for fridge-freezer and single-casement double-glazed window.

### **Landing**

The landing includes cupboard housing Glow-Worm boiler, radiator, wooden flooring, loft hatch and smoke alarm.

### **Master Bedroom**

The master bedroom includes four-casement double-glazed window, radiator and wooden flooring.

### **Dressing Room**

The dressing room includes two-casement double-glazed window.

### **Bedroom Two**

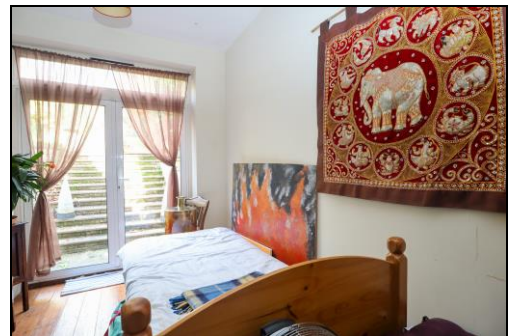
Bedroom two includes two-casement double-glazed window, radiator and wooden flooring.

### **Bedroom Three**

Bedroom three includes two-casement double-glazed window, radiator and wooden flooring.

### **Bedroom Four**

Bedroom four includes two-casement double-glazed window, radiator and wooden flooring.



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### **Outbuilding Room One**

The first outbuilding room includes double-glazed glass-panel door and two double-glazed windows.



### **Outbuilding Room Two**

### **Outbuilding Room Three**



### **Outbuilding Room Four**

The fourth outbuilding room includes two double-glazed windows.

### **Rear Garden**

The rear garden includes a patio area and mostly laid to lawn tiers while features include side access and a range of trees, plants & shrubs.



### **Front Garden**

The front garden is mostly laid to lawn.



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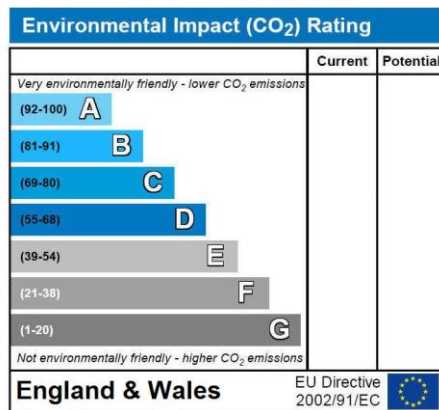
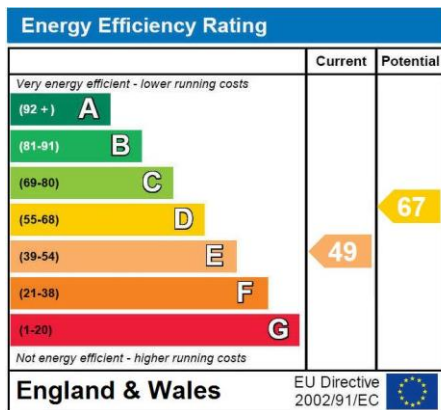


TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.

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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