



Beechwood Avenue | | Coulsdon | CR5 2PB

Guide Price £675,000

**BOND & SHERWILL**  
EST. 1908



# Beechwood Avenue | Coulsdon | CR5 2PB Guide Price £675,000

Guide-Price: £675,000 - £700,000

Located on a popular Coulsdon Road this extended, four-bedroom, semi-detached property is a must-view.

The ground-floor features two reception rooms, an open-plan kitchen/diner, utility room, conservatory, shower room and garage.

The first-floor includes four good-size bedrooms and a bathroom.

Additional features to note includes a good-size rear garden and a driveway with off-street parking for multiple vehicles.

Beechwood Avenue is ideally situated within good proximity of green spaced including Corrigan Avenue Recreations Grounds and Woodcote Golf Club. Popular Local School include Woodcote High School, Wallington High School for Girls, Smitham Primary School and Chipstead Valley Primary School, as well as local nurseries.

The property is located within good proximity to Coulsdon Town Centre which allows access to many different railways stations with services to London Victoria, London Bridge, Farringdon, St. Pancreas, Kings Cross, Gatwick Airport and Brighton. The A23 can be used to access the national motorway network as well as local bus routes serving various destinations. Restaurants, bars, shops, amenities and gyms can be found in surrounding areas such as Purley and Croydon.

## Porch

The porch includes door leading to garage, double-glazed glass-panel door, two double-glazed windows and tiled floor.

## Entrance Hall

The entrance hall includes parquet flooring, cupboard housing gas & electric meters, radiator and stained-glass windows.

## Lounge

The lounge includes a radiator, feature fireplace with stone-effect hearth & wood surround, four-casement double-glazed window and coved ceiling.

## Family Room

The family room includes picture rail and two single-glazed windows.

## Conservatory

The conservatory includes tiled floor, two double-glazed windows, radiator and double-glazed glass-panel double doors leading to rear garden.





Guide-Price: £700,000 - £725,000  
Located on a popular Coulsdon Road this extended, four-bedroom, semi-detached property is a must-view.



### **Shower Room**

The shower room includes shower enclosure with shower hose attachment & electric shower, radiator, partially-tiled walls, internal window to utility room, low-level W.C with dual-flush, tiled floor and extractor fan.

### **Utility Room**

The utility room includes base units with work surface area, sink with drainer, Worcester boiler, double-glazed window and space for washing machine & tumble dryer.

### **Kitchen/Diner**

The open-plan kitchen/diner is dual-aspect and includes a tiled floor, space for American-style fridge-freezer, space for fridge, space for dishwasher, partially-tiled walls, cupboard, wall & base level units with work surface area, island with work surface area, dining area, radiator, double-glazed glass-panel door leading to rear garden, two-casement double-glazed window, radiator, under-cabinet lighting, four-ring gas hob with extractor hood, down-lights and skylights.

### **Landing**

The landing includes smoke alarm and loft hatch.

### **Master Bedroom**

The master bedroom includes double-glazed four-casement window, radiator, two fitted wardrobes, cupboard and picture rail.

### **Bedroom Two**

Bedroom two includes double-glazed two-casement window, radiator, cupboard and picture rail.

### **Bedroom Three**

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

### **Bedroom Four**

Bedroom four is dual-aspect and includes double-glazed two-casement window, double-glazed three-casement window and two radiators.

### **Bathroom**

The bathroom includes wooden flooring, double-glazed single-casement frosted-effect window, panel-enclosed bath with shower hose attachment, wash-hand basin, chrome heated towel rail, tiled walls and cupboard housing hot water tank.

### **W.C**

The W.C includes low-level W.C with dual-flush, double-glazed single-casement frosted-effect window, wooden flooring, wash-hand basin and partially-tiled walls.

### **Garage**

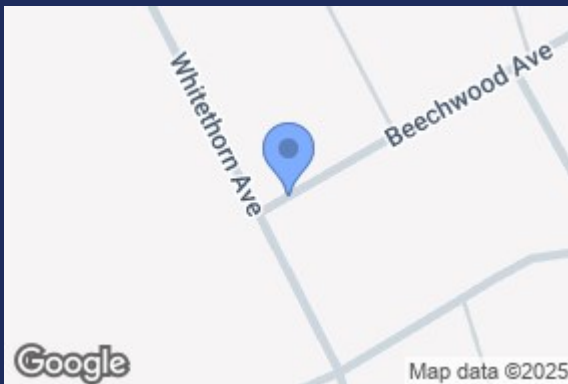
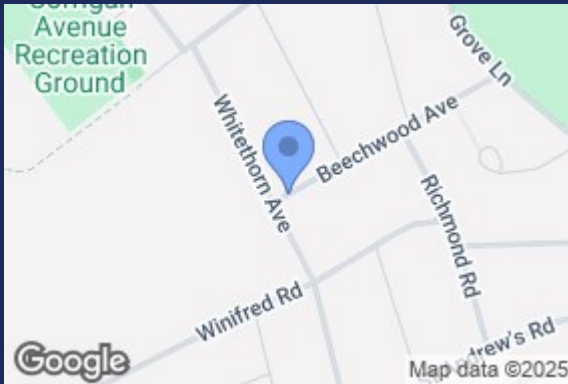
The garage includes power lighting, double doors, and door leading to rear garden.

### **Rear Garden**

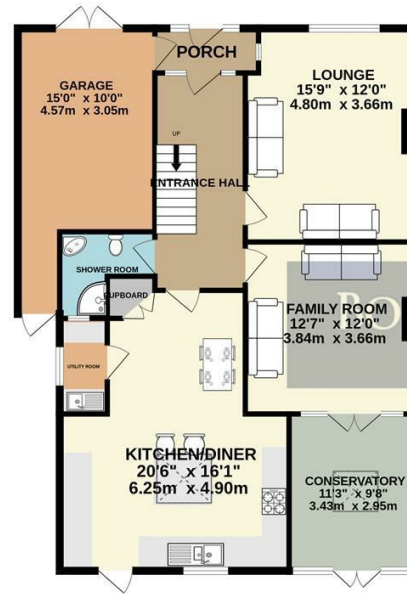
The rear garden is partially laid to lawn with a patio area and a range of plants, shrubs & hedges.

### **Front of Property**

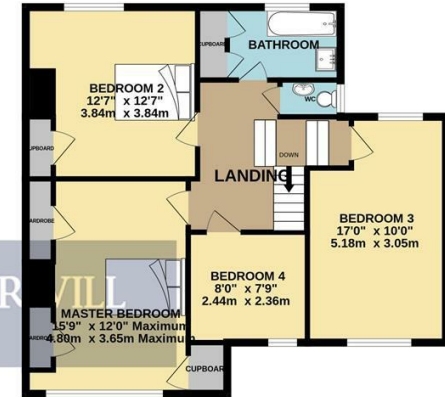
The front of the property features a driveway with off-street parking for multiple vehicles.



GROUND-FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.

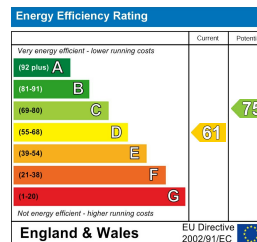


FIRST-FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.6 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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