



Redford Avenue | Coulsdon | CR5 2PN

£2,100 Per Month

**BOND & SHERWILL**  
EST. 1908

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Occupying a large plot on a sought-after road in Coulsdon this three-bedroom, semi-detached property is available immediately.

The interior features a porch, entrance hall, two reception rooms, conservatory, separate kitchen, three bedrooms, bathroom, separate W.C, gas central heating and double-glazing.

Additional benefits include a driveway with off-street parking, a large rear garden and a garage.

Redford Avenue is ideally situated within good proximity of green spaces including Corrigan Avenue Recreations Grounds and Woodcote Golf Club. Popular Local Schools 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 railway stations with services to London Victoria, London Bridge, Farringdon, St. Pancras, 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.

## Lounge

## Dining Room

## Conservatory

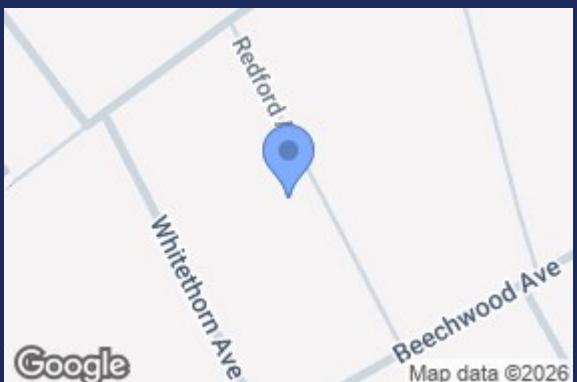
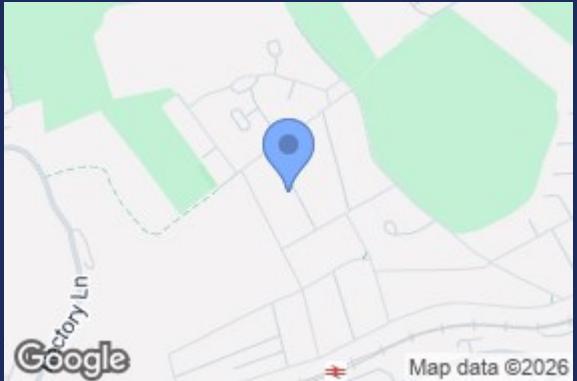
## Kitchen

## Bathroom

## Garden





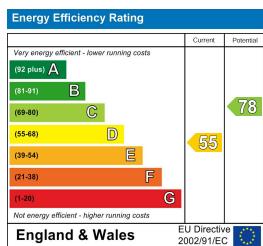


GROUND-FLOOR  
569 sq.ft. (52.8 sq.m.) approx.

FIRST-FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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