



EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE IN A GREAT LOCATION

26' 7" x 10' 8" narrowing to 9'9"(8.10m x 3.26m narrowing to 2.97m) LOUNGE / DINING ROOM

16' 11" x 10' 6" (5.15m x 3.21m) KITCHEN/BREAKFAST ROOM

***15' 9" x 10' 11" (4.80m x 3.33m) BEDROOM ONE WITH WARDROBES* *10' 7" x 9' 0" (3.22m x 2.74m) BEDROOM THREE* *FABULOUS SOUTH FACING REAR GARDEN, VIEWING RECOMMENDED!**

AN EXTENDED FOUR BEDROOM FAMILY HOME conveniently located in a very popular residential area. The house has a driveway with parking for up to two vehicles and a single Garage. On the ground floor there is a large through Lounge/Dining Room, Kitchen connected to a Breakfast Room. All of the Bedrooms are on the first floor together with a modern Shower Room. Outside there is a 100' plus rear secluded Garden with a patio and Storage Sheds. **A GREAT LOCATION FOR LOCAL SCHOOLS, SHOPS AND SURROUNDING COUNTRYSIDE, NO ONWARD HOUSE CHAIN!**

Keston Avenue, Old Coulsdon, Surrey CR5 1HN
ASKING PRICE: £595,000 FREEHOLD



KITCHEN/BREAKFAST ROOM 16' 11" x 10' 6"
(5.15m x 3.21m)

KITCHEN: Double window to rear, doorway to breakfast room, built in larder, wall and base units with matching worktops, one and a half bowl stainless steel sink unit with mixer tap and cupboard under. Electric cooker to remain, space and plumbing for washing machine, wall mounted hostess, tiled walls and extractor fan. **BREAKFAST ROOM:** Two double glazed windows and door to garden, . Wall and base units with matching worktops, space for fridge freezer, space and plumbing or dishwasher.

LANDING

Access to the loft via a retractable ladder.

BEDROOM ONE 15' 9" x 10' 11" (4.80m x 3.33m)

Double glazed diamond leaded light bay window to front aspect, two large fitted wardrobes with dressing table, telephone point, storage heater.

BEDROOM TWO 11' 3" x 9' 10" (3.42m x 2.99m)

Double glazed window to rear aspect, airing cupboard housing hot water tank and shelving.

BEDROOM THREE 10' 7" x 9' 0" (3.22m x 2.74m)

Double glazed diamond leaded light window to front aspect, double glazed window to rear, pedestal wash hand basin in one corner, storage heater.

BEDROOM FOUR 8' 5" x 5' 10" (2.57m x 1.79m)

Double glazed diamond leaded light window to front aspect, storage heater.

SHOWER ROOM 6' 11" x 5' 7" (2.12m x 1.71m)

Double glazed frosted window to rear, inset spotlights, large corner shower cubicle with an electric 'Aqualisa' shower fitment, vanity wash hand basin, low flush W.C. Fully tiled walls, wall mounted electric heated towel rail, vanity cupboard with spotlight, wall mounted electric fan heater, extractor fan.



DIRECTIONS

From Coulsdon Common proceed along Coulsdon Road into Old Coulsdon, drive past the local shops on the right-hand side and take the second right turn into Tollers Lane, first left into The Glade and then right into Keston Avenue. The house is the first property on the right-hand side.

LOCATION

A very convenient location close to town and countryside. Local Village Shops are less than a mile away on the Tudor Parade. Coulsdon Town Centre and a choice of Railway Stations with services into London, Gatwick and the South Coast are just over a mile from the property.

Old Coulsdon has a great selection of Schools including Keston Infants and Primary School which is two minutes' walk away and Bradmore Green C of E Infants and Primary School, and the Oasis Academy Comprehensive School along nearby Homefield Way.

The area also benefits from wide open spaces of the North Downs, Coulsdon Common as well as Coulsdon Court Golf Course and Hotel Complex.

A GREAT LOCATION FOR THE WHOLE FAMILY!

ACCOMMODATION

ENTRANCE PORCH

Covered porch with outside courtesy light.

ENTRANCE HALLWAY

Double glazed front door with leaded light window to front, part panelled and double-glazed front door, understairs storage cupboard with electric meter and fuseboxes, storage heater.

LOUNGE/DINING ROOM 26' 7" x 10' 8" narrowing to 9'9"(8.10m x 3.26m narrowing to 2.97m)

Double glazed diamond leaded light bay window to front aspect, double glazed sliding patio doors opening out to rear garden. Coved ceiling, feature fireplace with an electric fire inset, serving hatch to kitchen, two storage heaters.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk

OUTSIDE

FRONT GARDEN

The front garden has a lawn area with established flowerbed borders. There is a side access path to a gate leading to the rear of the house.

SOUTH FACING REAR GARDEN

The rear garden extends approximately 100' (30.46m) in length with a patio area to the rear of the house. There is also a large timber-built Garden Shed. There is an initial lawn area with an arch leading to a lawn area to the rear of the garden. A pathway to the right-hand side also leads to the rear of the garden.

COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

22/1/2024



ENERGY PERFORMANCE CERTIFICATE (EPC)

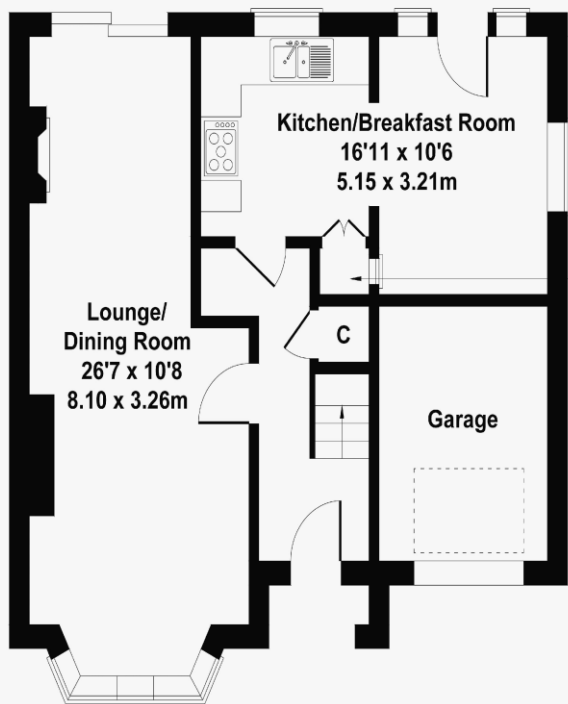
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



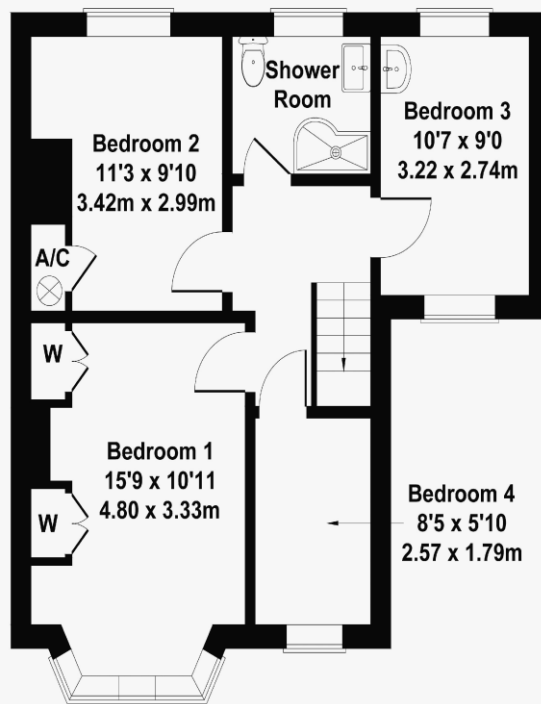
FLOORPLAN

Keston Avenue

Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



REAR ASPECT



REAR OF GARDEN



REAR ASPECT



FRONT ASPECT & ROAD VIEW

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk