



25 Byron Avenue,
Coulston, Surrey, CR5 2JS + Price £750,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

This spacious late 1920s detached family home features three generously sized bedrooms, including a front bedroom with a bay window and fitted wardrobes. The property offers two large reception rooms, along with a porch, hall, cloakroom, kitchen, and a study/office, which is currently being used as a workshop. There is also potential to add a fourth bedroom in the loft (Subject to the Usual planning consents). Outside, the home boasts an integral garage and a large, secluded rear garden with a patio, greenhouse, and a sizable wooden workshop equipped with power and lighting. Additional benefits include gas central heating (new boiler recently fitted), double-glazed windows, and no onward chain. This bay-fronted detached house is set well back from the road on a sought-after, tree-lined residential street. It features off-road parking and is conveniently located near local shops and bus routes. The property is also within easy reach of Coulsdon Town Centre, which offers a wide range of facilities, as well as Old Coulsdon, known for its excellent local amenities. Both Coulsdon South and Coulsdon Town Railway Stations are within walking distance, providing swift access to London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, and many other major stations. Additionally, the location provides convenient access to the M23 and M25 motorways, making it an excellent choice for commuters. This property is ideally situated in an area well-served by several schools, including Coulsdon Church of England Primary School, Oasis Academy Coulsdon, and Coulsdon Sixth Form College. It is just a short walk from some of Surrey's most beautiful countryside, including Farthing Downs, New Hill, and Happy Valley, along with numerous recreational opportunities, including the nearby Coulsdon Manor golf course.

- Entrance Porch & Entrance Hall
- Two Reception Rooms
- Kitchen
- Cloakroom
- Study/Office (Currently used as a Workshop)
- Three Bedrooms
- Bathroom with wc & separate wc
- Driveway with parking for 2 cars, leading to Garage
- Good size secluded Rear Garden
- No Onward Chain





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

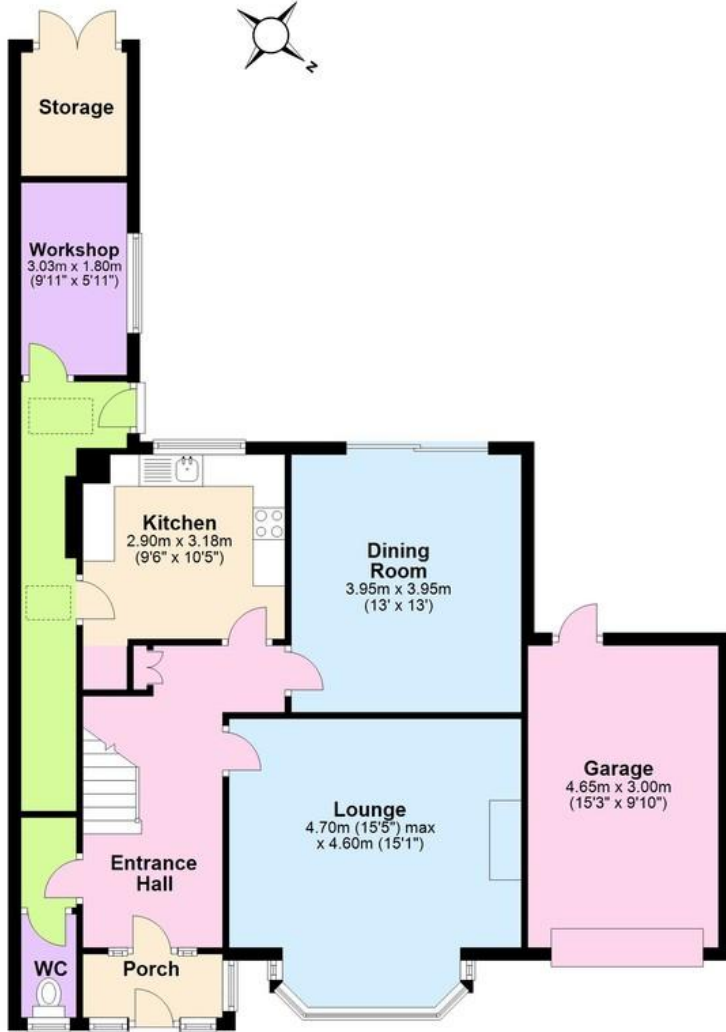
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



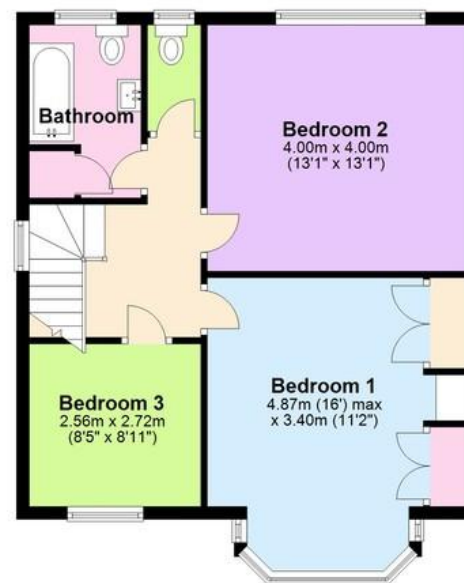
Ground Floor

Approx. 92.6 sq. metres (997.2 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 146.9 sq. metres (1581.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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