



Reddown Road, Coulsdon

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- No onward chain
- Immaculate throughout
- Four bedrooms
- Four piece bathroom
- Paved driveway
- Level landscaped garden
- Bonus basement area
- 0.25 miles away from Coulsdon South Station
- Close to Coulsdon town centre

Simply spectacular! The Personal Agent are pleased to present to the market, this exceptional detached house in the heart of Coulsdon. The property comprises 4 generous bedrooms, modern kitchen and bathroom, high ceilings and a full basement. Not to mention the excellent transport links (Coulsdon South Station) only a quarter of a mile away.

As you enter the property you are greeted by a spacious entrance hall with access to all the downstairs rooms including a cloakroom/WC. To the front of the property is a spacious reception room with an inglenook fireplace and large window facing the front aspect with bespoke fitted shutters. To the rear of the property is a large open plan kitchen/ dining area. The kitchen has plenty of storage as well as a central island, perfect for hosting and is equipped with a gas



hob, double butler sink, dishwasher, oven and microwave, and fridge freezer. The dining and kitchen area are tiled with underfloor heating and benefit from double aspect bi fold doors with electric blinds to the rear.

The first floor comprises of four double bedrooms and a family bathroom. The main bedroom includes built in wardrobes and a dressing area. The bathroom is a modern four piece suite with underfloor heating, bath, shower, hand basin and toilet. The loft is accessed via a hatch and ladder and is insulated and boarded.

To the front of the property is a driveway with space for 3 cars. There is side access to the rear where you will find a landscaped garden which for the most part is laid to lawn and level. In addition to the garden there is a basement which benefits from a WC, utility

kitchen and reception area which is perfect for summer gatherings. To the rear of the garden is a decked area that houses an outbuilding which is currently set up as a bar/ gym room, but could easily be a home office.

Overall this an amazing opportunity to acquire a turn key property in the perfect location for transport and school.

The Brighton Road connects to the M23 providing a route into London. The rail service from Coulsdon South Station provides access to London Bridge in 22 minutes and is 0.1 miles from the property. There are plenty of primary and secondary schools in the immediate area. In short the property is ideal for commuters and families alike.

Tenure - Freehold
Council Tax Band - F



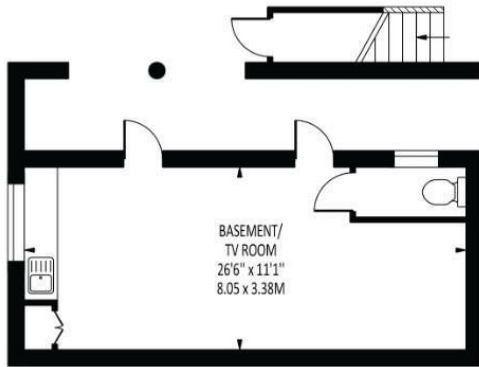


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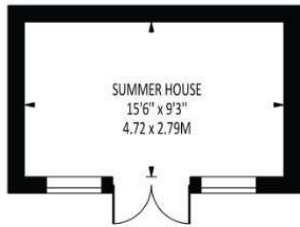


Reddown Road

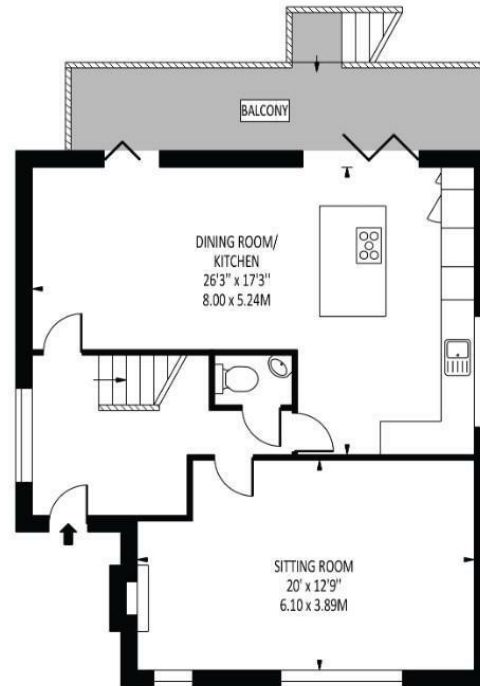
Total Area: 1882 SQ FT • 174.84 SQ M
 (Including Restricted Height & Outbuilding)
 Restricted Height Area : 24 SQ FT • 2.24 SQ M
 Outbuilding Area : 142 SQ FT • 13.17 SQ M



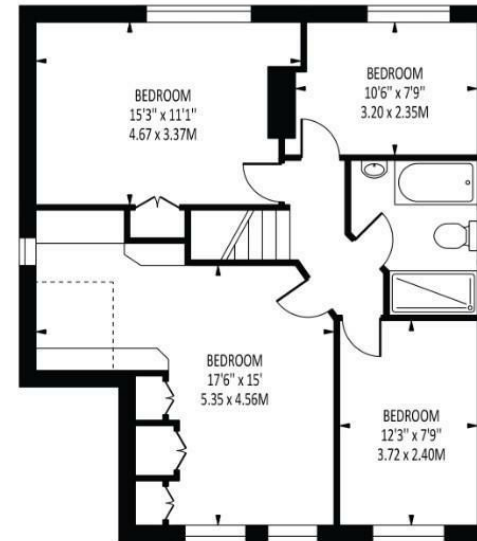
SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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