
52
woodlands

52 CHURCH LANE AVENUE, HOOLEY, COULSDON, SURREY, CR5 3RT

£540,000

FREEHOLD

Spacious, four bedroom home in a popular spot, with a large garden and green outlook.

Located close to local shops, and within a short drive of multiple schools, trains stations, including mainline trains to central London, and some glorious green spaces.

Downstairs there is a living room with a fireplace and double doors opening to a separate dining room, which in turn has double doors to a spacious kitchen and also access to a large, double glazed conservatory, providing excellent, versatile additional living space. You also have a porch and entrance hall, with built in storage under the stairs, a study and utility room, which has a door to the side access.

Up on the first floor there is an L shaped landing with a window to the side and loft access. All four bedrooms are a good size, and have accommodated double beds for the current owners. There is a family bathroom, and an en-suite shower room accessed from the main bedroom.

Out to the front of the house there is a hard standing and walled boundary, and there is in fact a dropped kerb already installed, so adding in off road parking is a simple case of removing a low wall. The side access leads you through to a 115ft rear garden, that is mainly laid to lawn, with mature borders and trees.

Directly opposite the house there is a large, public green space, and just around the corner there is a parade of local shops, which includes a news agents and petrol garage.

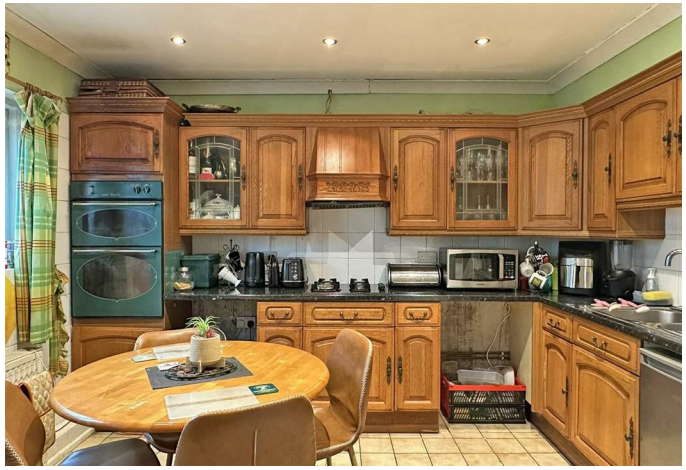
You are within easy reach of Junction 8 of the M25 and access to the M23 motorways, so the property is superbly well connected, as well as being right on the doorstep of some beautiful Surrey countryside.

- **FOUR BEDROOMS**
- **SCOPE FOR PARKING**
- **SPACIOUS KITCHEN**
- **CONSERVATORY**
- **COUNCIL TAX BAND: E**
- **LARGE GARDEN**
- **LOUNGE AND DINING ROOM**
- **UTILITY AND STUDY**
- **PLEASANT OUTLOOK**
- **EPC RATING: E**













ROOM DIMENSIONS:

ENTRANCE PORCH
11'11 x 2'10 (3.63m x 0.86m)

ENTRANCE HALL
18'0 x 10'11 (5.49m x 3.33m)

LOUNGE
15'5 x 10'11 (4.70m x 3.33m)

DINING ROOM
11'2 x 10'1 (3.40m x 3.07m)

KITCHEN
11'11 x 11'0 (3.63m x 3.35m)

CONSERVATORY
20'11 x 9'1 (6.38m x 2.77m)

STUDY
7'7 x 4'10 (2.31m x 1.47m)

UTILITY ROOM
7'7 x 6'3 (2.31m x 1.91m)

BEDROOM ONE
12'0 x 10'11 (3.66m x 3.33m)

BEDROOM TWO
10'10 x 8'0 (3.30m x 2.44m)

BEDROOM THREE
10'11 x 7'1 (3.33m x 2.16m)

BEDROOM FOUR
9'1 x 7'8 (2.77m x 2.34m)

BATHROOM
8'3 x 7'7 (2.51m x 2.31m)

ENSUITE SHOWER ROOM
10'11 x 2'5 (3.33m x 0.74m)

GAS CENTRAL HEATING

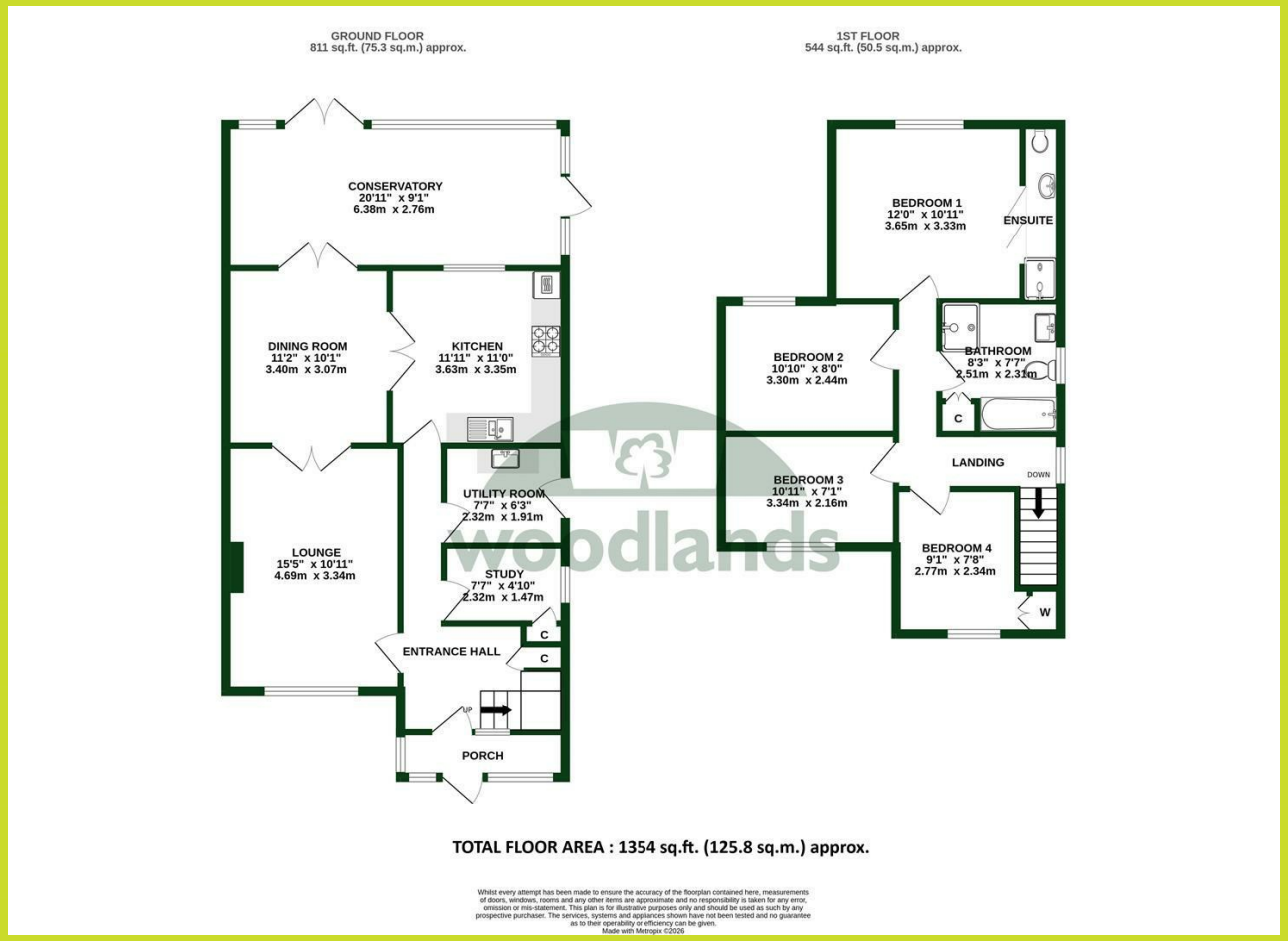
DOUBLE GLAZED WINDOWS

115FT REAR GARDEN













woodlands

OnTheMarket.com

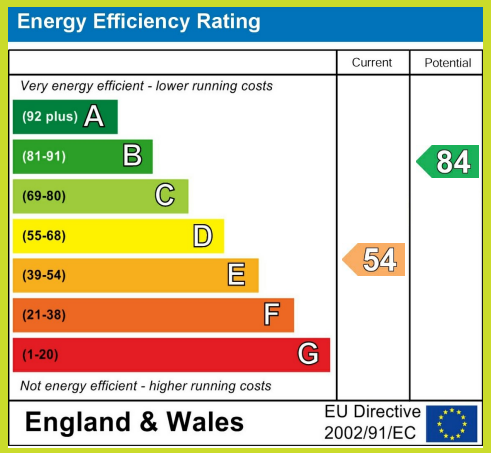
rightmove

Zoopla

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

propertymark



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.