



1930's THREE BEDROOM SEMI-DETACHED HOUSE- MODERNISED THROUGHOUT* *LOUNGE 12' 6" x 11' 4" (3.81m x 3.45m) * *LARGE KITCHEN/DINING ROOM 12' 4" x 17' 8" (3.76m x 5.38m) WITH SEPARATE UTILITY* *CLOAKROOM WITH ACCESS TO INTEGRAL GARAGE - IDEAL FOR STORAGE* *LARGE LEVEL REAR GARDEN - A GREAT OUTSIDE SPACE! * *EXCELLENT AND CONVENIENT LOCATION FOR ALL THE FAMILY!

AN IMMACULATELY PRESENTED THREE BEDROOM 1930's BUILT FAMILY HOME located within a popular and convenient residential road. The house has had extensive refurbishment and improvement work carried out from 2017 to 2025 and has been tastefully decorated throughout. There is a large Kitchen/Dining Room with access to the rear level garden and a separate Lounge plus a Utility and Cloakroom. On the First Floor all three Bedrooms are a good size, and the Bathroom also includes a separate shower unit. The front facing double glazed windows have fitted 'Plantation' style shutter blinds and there is gas central heating.

Outside there is a driveway with ample off-road parking, an Integral Garage and a great size Rear Garden.

AN IMPRESSIVE HOME IN A GREAT LOCATION!

Kerrill Avenue Old Coulsdon Surrey CR5 1QB ASKING PRICE: £625,000 FREEHOLD



ACCOMMODATION

PORCH

Covered Entrance Porch with outside light.

ENTRANCE HALLWAY

11' 11" x 5' 10" (3.63m x 1.78m)

Frosted leaded light glazed window plus a panelled and double glazed front door. Coved ceiling and dado rail surround, return staircase to the first floor landing with access to an understairs storage cupboard with the electric and gas smart meters. Hive central heating thermostat, rolltop radiator and attractive tiled flooring.

LOUNGE 12' 6" x 11' 4" (3.81m x 3.45m)

Double glazed bay window to the front with fitted shutter blinds, coved ceiling, feature fireplace with a gas point and two base storage cupboards to either side with display shelving above. TV point and two double radiators.

KITCHEN / DINING ROOM

12' 4" x 17' 8" (3.76m x 5.38m)

Double glazed window to rear and set of double glazed patio doors to the rear garden. The Kitchen area has a modern range of wall and base units with an electric floor mounted kickboard heater and a 'Quartz' worktop incorporating a Breakfast Bar Area and a pop up set of plug sockets. Deep single bowl 'Butler' style sink unit, built in five ring gas hob with drawers below, and a built in **NEFF** electric oven and grill. Integral Dishwasher and Fridge/Freezer. Herringbone grey wood effect flooring, inset spotlights to the ceiling. The Dining Area has fitted shelving to one side of a chimney breast and a vertical double radiator to the other. There is a recess for a wine cooler or another appliance if required.



DIRECTIONS

From Caterham proceed along the Coulsdon Road towards Old Coulsdon, after passing Coulsdon Common Kerrill Avenue is the sixth turning on the right-hand side, the house can be located on the left hand side.

LOCATION

The house is ideally located within a level mile of local shopping facilities, Schools for all age groups from Nurseries to a Secondary School and sixth form College, woodland walks and open countryside at Coulsdon Common and Farthing Downs. The large Old Coulsdon Medical Practice is also a level walk away opposite Tudor Rose Shopping Parade.

There is a local Bus service to access Coulsdon Town Centre and Coulsdon South Railway Station with a frequent and fast service into London and nearby Caterham on the Hill. The M25 Motorway can be accessed at Junction 6, Godstone which is very handy for Gatwick Airport and the car commuter.

OVERALL, A GREAT LOCATION AND AREA FOR ALL THE FAMILY!

RECENT HOUSE IMPROVEMENTS

- 1) Worcester Bosch Combi boiler & Hive Heating (2017)
- 2) Complete re-wiring of electrics in property with new consumer unit. (2017)
- 3) New Electricity & Gas smart meters. (2025)
- 4) Complete replacement of plumbing and heating pipes within property (2017)
- 5) Lead water pipes from street replaced from the mains into the property (2017)
- 6) Electricity supply to the rear of the garden. (Wi-Fi sockets) (2022)
- 7) Roof maintenance –new ridge caps and tiles on front of property and porch. (2017)
- 8) Electric garage door (2023)
- 9) PVC Windows replaced front and back (2017)
- 10) Loft insulated and new flooring laid. (2017)
- 11) Electric car charger installed. (2025)
- 12) Fibre broadband fitted (2025)

UTILITY ROOM 10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to the rear, range of wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under, space and plumbing for a washing machine, space for a tumble dryer/appliance. Inset spotlights to the ceiling, vertical radiator, door to:

CLOAKROOM 7' 1" x 4' 3" (2.16m x 1.29m)

White modern suite comprising of a low flush WC, vanity wash hand basin with a tiled splashback and a tiled flooring. Built in shelf and storage unit, door to:

INTEGRAL GARAGE 9' 7" x 7' 7" (2.92m x 2.31m)

An ideal storage Garage with an 'Electric Roller Style' door to the driveway, wall mounted gas fired Worcester Combination Boiler, electric fuse box, power and light.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed frosted leaded light window to the side, access to the insulated and boarded loft via a retractable ladder. Double glazed window to the side.

BEDROOM ONE 12' 10" x 11' 8" (3.91m x 3.55m)

Double glazed bay window to the front with fitted shutter blinds. Large built in floor to ceiling wardrobe with part mirrored sliding doors, roll top radiator and TV point.

BEDROOM TWO 12' 4" x 9' 11" (3.76m x 3.02m)

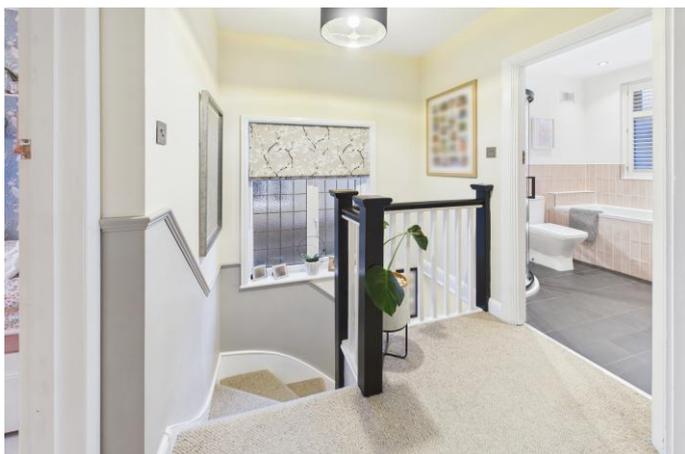
Double glazed window to the rear, coved ceiling, roll top radiator.

BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.28m)

Great size third Bedroom with a double glazed frosted window to the rear, grey wood effect flooring, coved ceiling and radiator.

BATHROOM 7' 7" x 5' 10" (2.31m x 1.78m)

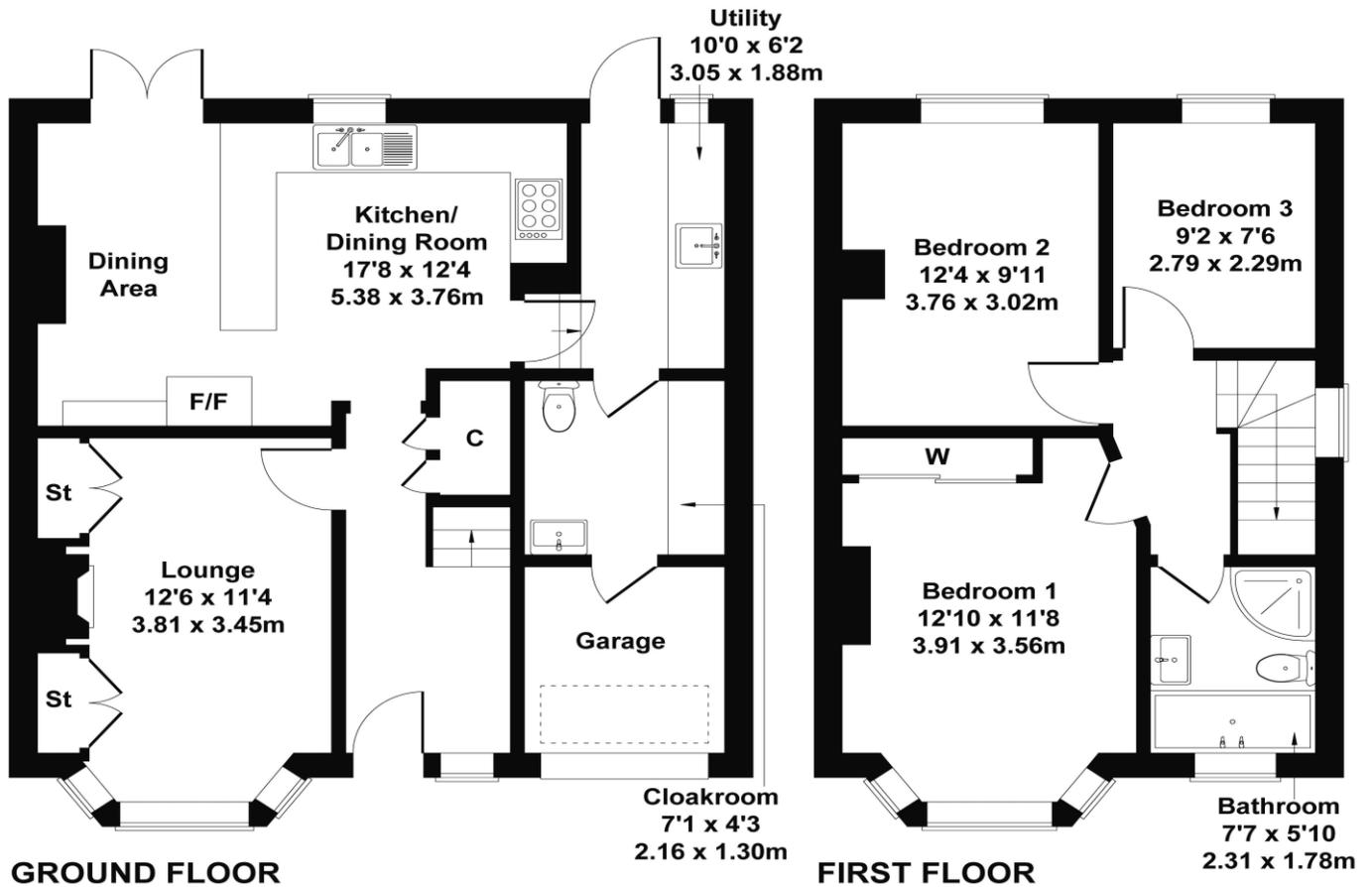
Double glazed frosted window to the front with fitted shutter blinds, inset spotlights to the ceiling. Modern white suite comprising of a deep tiled panelled bath with a central fitted mixer tap, corner Shower Cubicle with a mixer shower fitment and recessed shelf, vanity wash hand basin and a low flush WC. Half tiled wall surrounds, wall mounted mirrored vanity cupboard, ladder style heated towel rail and tiled flooring.



Kerrill Avenue

Approximate Gross Internal Area
1080 sq ft - 100 sq m

FLOORPLAN



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

OUTSIDE

DRIVEWAY

Wide driveway with off road parking for up to three vehicles, access to the Garage.

REAR GARDEN

The level rear Garden extends in excess of 100' in length and has a large tiled patio, extensive lawn areas with some herbaceous borders.

COUNCIL TAX

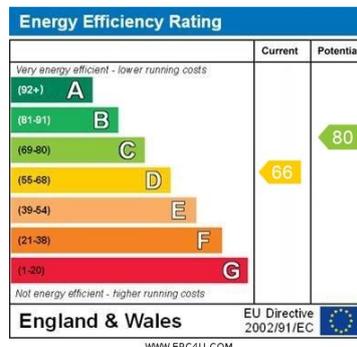
The current Council Tax Band is 'D', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

12/1/2026





ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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