



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

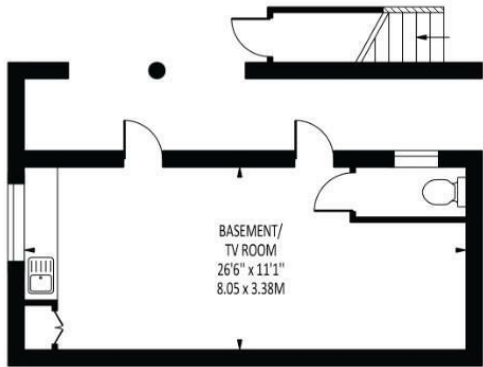




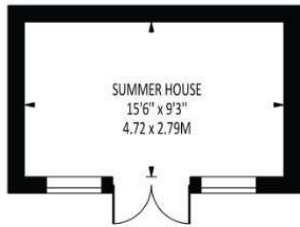


Reddown Road

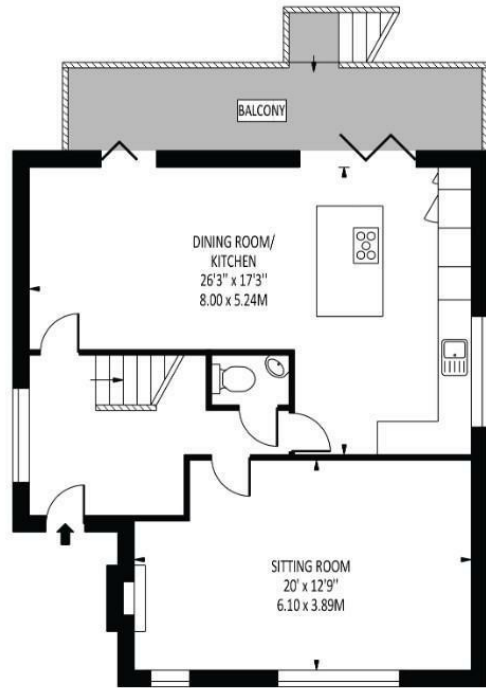
Total Area: 1882 SQ FT • 174.84 SQ M
 (Including Restricted Height & Outbuilding)
 Restricted Height Area : 24 SQ FT • 2.24 SQ M
 Outbuilding Area : 142 SQ FT • 13.17 SQ M



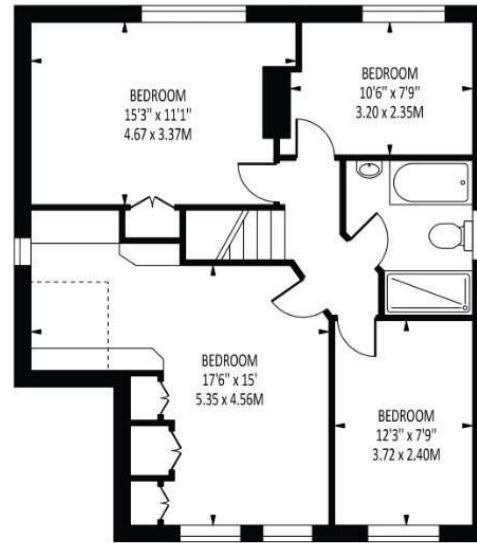
SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

