

## Church Lane Avenue Coulsdon CR5

Coulsdon 2.3 miles Coulsdon South Station 2.9 miles London by Rail 45 minutes M25 (J8 Reigate): 3.1 miles

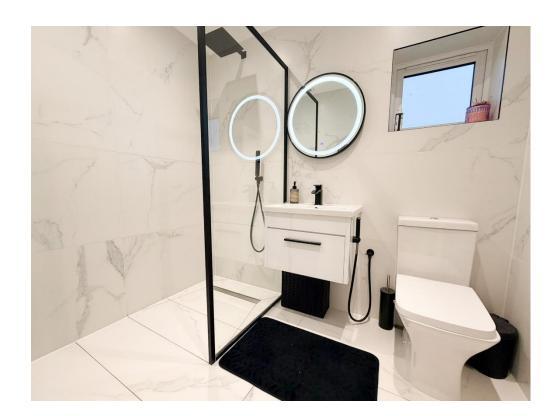
All times and distances are approximate

Set in a quiet close overlooking a large green, this beautifully renovated three-bedroom semi-detached house combines modern style with spacious living throughout. The property allows a natural flow throughout from hallway into the kitchen and around to the combined living room/ dining area. Additional benefits include, driveway parking, garage, large rear enclosed garden with patio area and plenty of on road visitor parking.

Full Fibre Broadband Available
Gas, water, electricity, broadband and council tax utility bills
are the tenants responsibility
We hold our deposits in a TDS scheme
The information is correct to the best of our knowledge on
marketing this property

To Let £2,350pcm





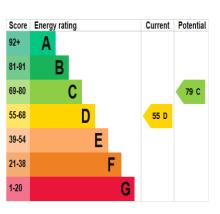




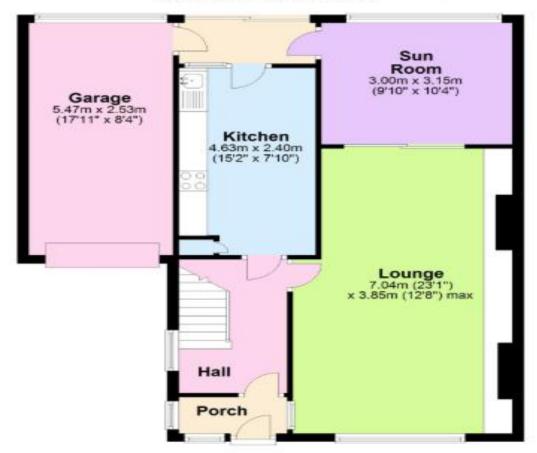


Available Now | Three Bedroom | Modern Living | Unfurnished | Driveway Parking | Visitor Parking On Road | Close To Station





Ground Floor
Approx. 73.1 sq. metres (787.2 sq. feet)



First Floor Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)





IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing Please call us to arrange a viewing appointment

1 Waterhouse Lane Kingswood 01737 360000 2 High Street Banstead 01737 363333

Residential Lettings All Areas 01737 370700

