



39 Whitethorn Avenue, Coulsdon, CR5 2PQ



£725,000

**WH WATSON HOMES**  
Estate Agents

# 39 Whitethorn Avenue

Coulsdon, CR5 2PQ

Watson Homes are pleased to introduce Whitethorn Avenue, Coulsdon, this stunning four-bedroom family home offers a perfect blend of modern living and natural beauty, backing onto serene woodland. The property has been thoughtfully upgraded and extended by its current owners, presenting a spacious and inviting atmosphere throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-appointed reception rooms, ideal for both relaxation and entertaining. The highlight of this home is undoubtedly the spectacular family room-breakfast room, featuring two sets of bi-folding doors that seamlessly connect the indoor space to a large garden and patio area, perfect for enjoying sunny days and family gatherings.

The ground floor also includes a well-equipped kitchen, a convenient utility room, and a w.c., ensuring practicality for everyday living. Ascending to the first floor, you will find four generously sized bedrooms, each beautifully presented, along with a spacious landing and a family shower room.

Externally, the property boasts a driveway accommodating several vehicles, alongside an integral garage-storage room. The rear garden is a true oasis, featuring a patio area and ample space for outdoor activities, making it an ideal setting for family fun or quiet relaxation.

Whitethorn Avenue is a sought-after location, conveniently situated off Winifred Road, providing easy access to local shops, schools, and Woodmansterne Station. This home is a rare find and an internal viewing is essential to fully appreciate the exceptional accommodation and lifestyle it offers.



## Accommodation

### Entrance Hall -

Large entrance hall, period stain glass front door, leaded light side windows, carpets, picture rail, lighting, sockets, radiator

### Lounge

UPVC double glazed window to front aspect, carpets, radiator, sockets, lighting, leading to

### Rear Reception Room

Carpets, lighting, sockets, radiator

### Family Room and Dining Area

Large modern open plan family room with large dining area, wood effect flooring, two large bi fold doors to rear aspect, beautiful glass lantern ceiling

### Kitchen

A range of modern fitting cabinets with matching cupboards and drawers below, contemporary worktops, built in electric oven, integrated gas hob with extractor above, stainless sink with chrome mixer tap





Utility Area -  
A range of cupboards and space for utilities

Downstairs WC

Stairs To -

First Floor -  
Access to loft

Bedroom 1  
UPVC double glazed windows to front aspect

Bedroom 2  
UPVC double glazed windows to front aspect

Bedroom 3  
UPVC double glazed windows rear aspect

Bedroom 4  
UPVC double glazed windows to rear aspect

Modern Family Shower room  
UPVC double glazed windows to rear aspect.

Large rear garden, mainly lawn, flower beds

Garage-Storage - 10'6 x 9'4 (3.20m x 2.84m)

Side Access

Driveway  
Paved private driveway for two/three cars

#### BUYER'S INFORMATION

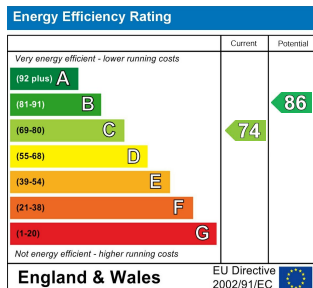
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## Floor Plan



## Additional Information

The sellers have lived here for over 35 years  
The sellers have offered on a vacant house  
Boiler Worcester 4000 in back bedroom  
Loft partly boarded with light  
Boundary left side  
Extension completed 2016



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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