



Beechwood Avenue | | Coulsdon | CR5 2PB

Guide Price £625,000

BOND & SHERWILL
EST. 1908

Beechwood Avenue |

Coulsdon | CR5 2PB

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Guide-Price: £625,000 - £650,000

Occupying a sought-after corner plot this chain-free, three-bedroom, semi-detached house is perfect for anyone who wants a property they can design in their own taste.

The ground-floor includes two reception rooms, conservatory, good-size lounge/diner, W.C, study with concealed entrance and utility room.

The first-floor includes three bedrooms, a bathroom and a separate W.C.

External features include an impressive corner plot, a driveway with off-street parking to the front, a separate driveway to the rear leading to a garage and potential to extend subject to planning permission.

Beechwood Avenue is ideally situated with good proximity of green spaces including Corrigan Avenue Recreation Grounds and Woodcote Golf Club. Popular local schools include Woodcote High School, Wallington High School for Girls, Smitham Primary School and Chipstead Valley Primary School, as well as local nurseries.

The property is also situated in good proximity to Coulsdon Town Centre which allows access to many different railway stations with services to London Victoria, London Bridge, Farringdon, St. Pancreas, Kings Cross, Gatwick Airport and Brighton. The A23 can be used to access the national motorway network as well as local bus routes serving various destinations. Restaurants, bars, shops, amenities and gyms can be found in surrounding areas such as Purley and Croydon.



Porch

The porch includes two double-glazed windows and double-glazed glass-panel door.

Entrance Hall

The entrance hall includes concealed entrance to study, stairs ascending to first-floor, two single-glazed windows, wooden flooring, cupboard housing gas & electric meters and dado rail.

Study

The study includes tiled floor and double-glazed window.

Utility Room

The utility room includes wall & base level units with work surface area, stainless-steel sink with drainer, space for washing machine, space for tumble dryer, tiled floor, double-glazed window and Dutch-style door leading to rear garden.



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Lounge

The lounge includes wooden flooring, brick fireplace with brick hearth & surround, double-glazed two-casement window, ceiling rose & coved ceiling.

Family Room

The family room includes wooden flooring, two single-glazed windows, double-doors leading to conservatory and ceiling rose.

W.C

The W.C includes wash-hand basin, low-level W.C and extractor fan.

Conservatory

The conservatory includes tiled floor, two double-glazed windows and double-glazed glass-panel double doors leading to rear garden.

Kitchen Area

The kitchen is open-plan with the dining area and includes wall & base level units with work surface area, one and a half bowl sink with drainer, space for dishwasher, four-ring gas hob with extractor fan, partially-tiled walls, double-glazed single-casement window and oven.

Dining Area

The dining area is dual-aspect and includes single-casement double window, space for American-style fridge-freezer and double-glazed glass-panel door leading to rear garden.

Landing

The landing includes double-glazed single-casement window, smoke alarm and loft hatch.

Master Bedroom

The master bedroom includes double-glazed two-casement window and cupboard.

Bedroom Two

Bedroom two includes double-glazed two-casement window and fitted wardrobe.

Bedroom Three

Bedroom three is dual-aspect and includes double-glazed window and double-glazed single-casement window.

Bathroom

The bathroom includes free-standing bath, double-glazed single-casement opaque window, pedestal wash-hand basin, partially-tiled walls, shower enclosure with hose attachment & electric shower and cupboard.

W.C

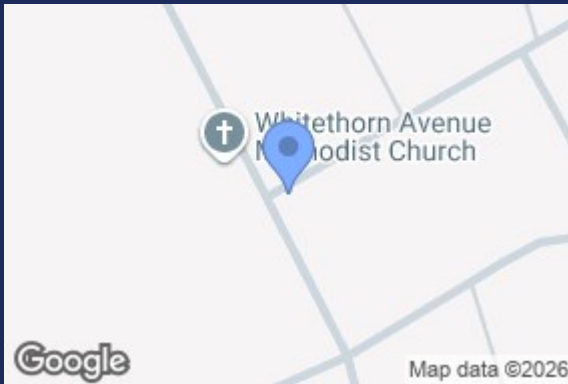
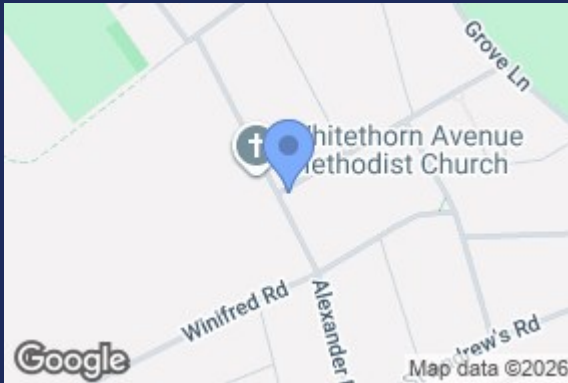
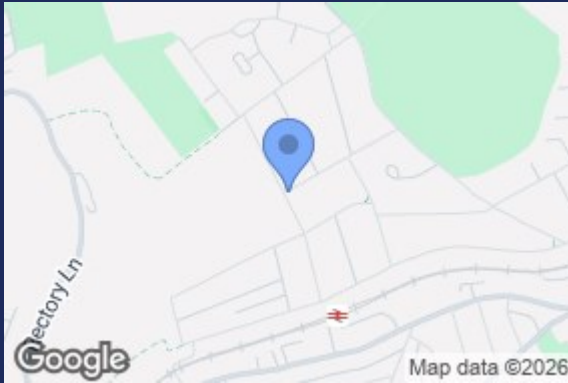
The W.C includes low-level W.C and double-glazed single-casement opaque window.

Rear Garden

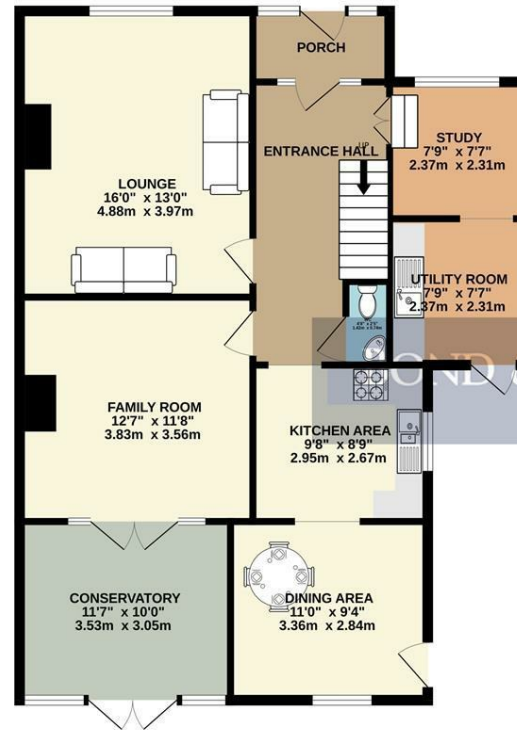
The rear garden is mostly laid to lawn. Features include a garage to the rear, side access and a range of plants, shrubs & hedges.

Front of property

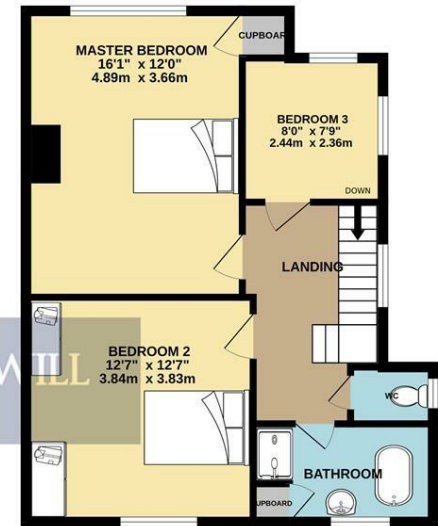
The front of the property is partially laid to lawn and includes a driveway with off-street parking.



GROUND-FLOOR
949 sq.ft. (88.2 sq.m.) approx.

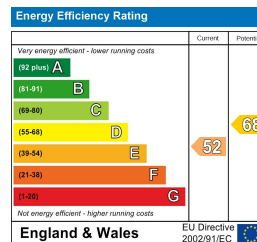


FIRST-FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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