



The Avenue | | Coulsdon | CR5 2BN

£550,000

BOND & SHERWILL
EST. 1908

The Avenue | Coulsdon | CR5 2BN £550,000

Guide-Price: £550,000 - £575,000

Perfect for anyone who would like to buy a detached property within ideal proximity to Coulsdon High Street and two railway stations, this three-bedroom house is chain-free and has a garage.

Beginning with the entrance hall you will notice the high ceilings and character features which are familiar themes throughout the property.

The ground-floor also includes two reception rooms, kitchen and W.C while the first-floor features three good-size bedrooms, bathroom and separate W.C.

Additional benefits include a garage, carriage driveway with off-street parking, own rear garden and potential to extend subject to planning permission.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead,



Entrance Hall

The entrance hall includes wooden floor, radiator, two single-glazed windows, picture rail, cupboard under stairs, stairs ascending to first-floor and smoke alarm.

Lounge

The lounge includes double-glazed four-casement feature bay window, feature fireplace with brick surround & tiled hearth, picture rail and coved ceiling.

Dining Room

The dining room includes feature brick fireplace, double-glazed sliding door to rear garden, picture rail and coved ceiling.



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Kitchen

The kitchen includes wall & base level units with work surface area, tiled floor, partially-tiled walls, four-ring gas hob, sink with drainer, double-glazed two-casement window, oven with concealed extractor hood, space for washing machine, space for free-standing fridge-freezer and coved ceiling.

Passage

The passage includes double-glazed window and glass-panel double-glazed door leading to side of property.

W.C

The W.C includes single-glazed window, high-level cistern W.C and wash-hand basin.

Garage

The garage includes door leading to rear garden and up & over door.

Landing

The landing includes double-glazed leaded-light-effect window, picture rail, loft hatch and smoke alarm.

Bedroom One

Bedroom one includes fitted wardrobe, radiator and double-glazed four-casement leaded-light effect feature bay window.

Bedroom Two

Bedroom two includes fitted wardrobes, radiator, double-glazed three-casement window and coved ceiling.

Bedroom Three

Bedroom three includes radiator, double-glazed two-casement leaded-light effect window and picture rail.

W.C

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

Bathroom

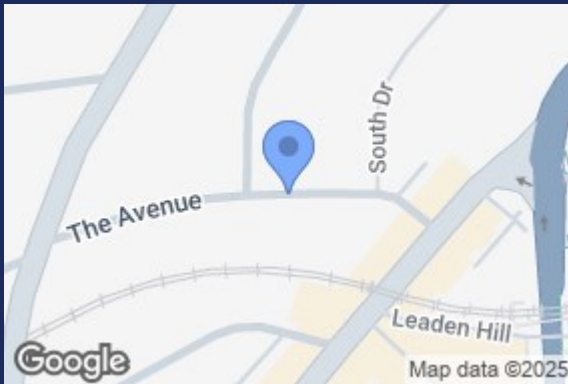
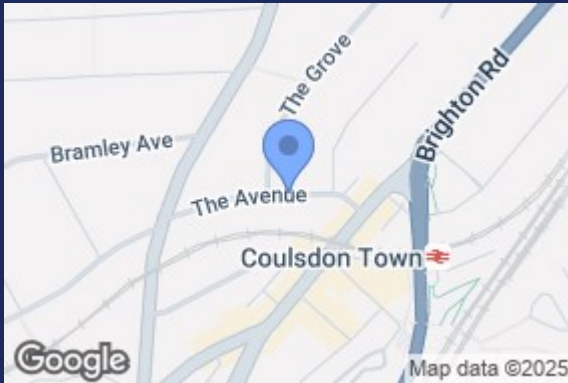
The bathroom includes tiled floor, tiled walls, chrome heated towel rail, pedestal wash-hand basin, double-glazed opaque single-casement window, panel-enclosed bath with wall-fixed controls, cupboard housing Worcester boiler & hot water tank and down-lights.

Rear Garden

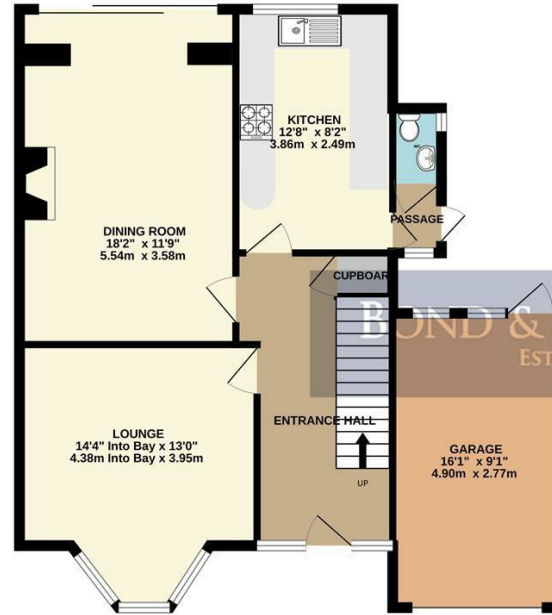
The rear garden is mostly laid to lawn and includes a range of trees, plants & shrubs.

Front of Property

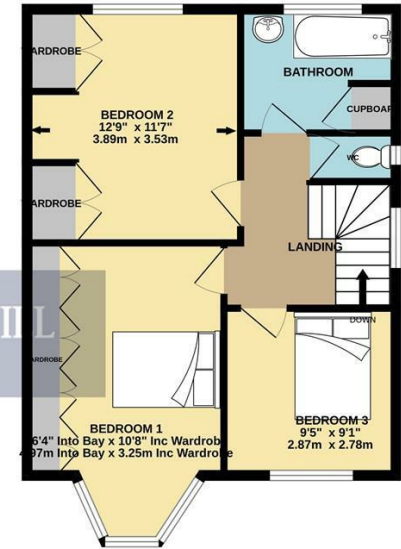
The front of the property includes a carriage driveway



GROUND-FLOOR
769 sq.ft. (71.4 sq.m.) approx.



FIRST-FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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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