



RICHLAND AVENUE, COULSDON, SURREY, CR5

£550,000

FREEHOLD

Winkworth





RICHLAND AVENUE

COULSDON, SURREY, CR5

A WELL-PRESENTED FOUR BEDROOM END OF TERRACE FAMILY HOME WITH A DELIGHTFUL GARDEN, BACKING ONTO PLAYING FIELDS

This lovely house is located on the popular west side of Coulsdon, and has been extended into the loft to provide four bedrooms, with a modern finish throughout.

The area offers a good selection of schools (including the well-respected Woodcote and Chipstead Valley schools), recreational facilities, local bus services, Woodmansterne and Coulsdon South Stations. In addition, Coulsdon Town



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This lovely property has been well maintained and is beautifully presented throughout by the current owner and the ground floor comprises; entrance hall, through lounge/dining room with a feature fireplace and wood burner, and french doors opening into the garden, a modern fitted kitchen including a range cooker, butler sink, and wine cooler, a large adjacent utility room, and downstairs cloakroom.

The first floor provides three bedrooms, including two doubles which have fitted wardrobes, a well appointed modern family bathroom, and a single bedroom which is currently used as a home office/study.

The converted loft offers a generous size double bedroom, with easy access to the eaves storage.

Outside, the front garden has a small lawn framed with a dwarf wall and attractive shrub borders. The delightful rear garden is approximately 75 feet in length, and backs onto Corrigan Avenue Recreation Ground, with a nice decking area ideal for entertaining, lawn, a second seating area and two useful garden sheds.

All in all, this lovely house with a fabulous garden makes an ideal family home.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits can be enjoyed.

Coulsdon South mainline station offers fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The M23 / M25 interchange at Hooley is close-by with London



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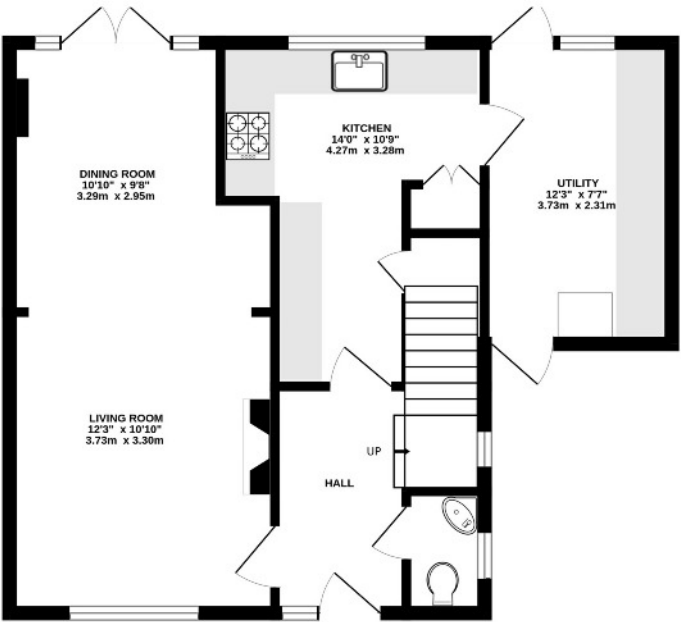
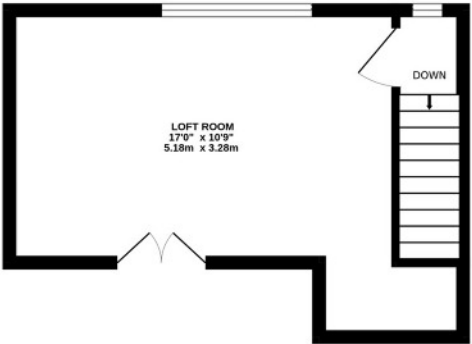
AT A GLANCE...

- Entrance Hall
- Living Room - 12'3" x 10'10" (3.73m x 3.30m)
- Dining Room - 10'10" x 9'8" (3.29m x 2.95m)
- Kitchen - 14'0" max x 10'9" max (4.27m x 3.28m)
- Utility Room - 12'3" x 7'7" (3.73m x 2.31m)
- Downstairs WC
- Bedroom 1- 12'1" x 12'0" (3.68m x 3.66m)
- Bedroom 2 - 13'10" x 10'11" (4.22m x 3.34m)
- Bedroom 3 - 8'6" x 5'6" (2.60m x 1.67m)
- Family Bathroom - 6'9" x 5'8" (2.05m x 1.73m)
- Bedroom 4 (Loft) - 17'0" x 10'9" (5.18m x 3.28m)
- Rear Garden - 75' (22.86m) approximately
- Council Tax Band - D

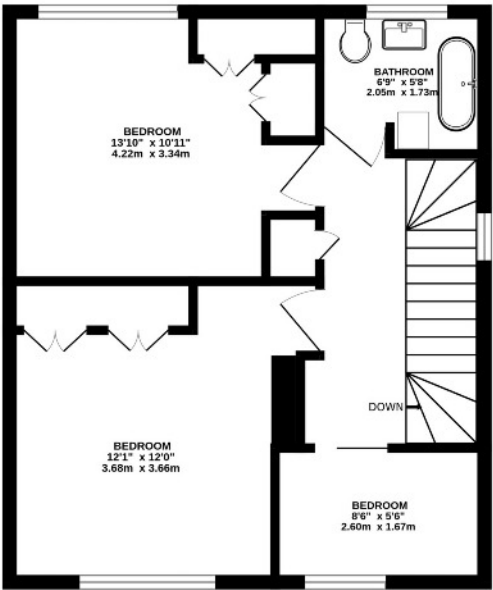




Richland Avenue, Coulsdon
INTERNAL FLOOR AREA (APPROX.) 1220 sq ft/ 113.3 sq m
Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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