



WILHELMINA AVENUE, COULSDON, SURREY, CR5

£3,250 PCM

Winkworth





WILHELMINA AVENUE

COULSON, SURREY, CR5

**THIS BEAUTIFULLY PRESENTED FIVE BEDROOM
DETACHED HOUSE IS FINISHED TO A HIGH
STANDARD THROUGHOUT, AND IS LOCATED IN
THE POPULAR 'DUTCH VILLAGE' AREA OF
COULSDON.**

Conveniently situated for local shops and amenities, as well as Coulsdon Town Centre, with its comprehensive selection of restaurants and shops. The property is situated within easy reach of Coulsdon South mainline station providing fast commuter services into London, Gatwick and the South Coast. The M25/M23 interchange can be accessed at Hooley.



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The ground floor accommodation briefly comprises; entrance porch leading into a generous sized hallway and a downstairs cloakroom, a bright and spacious living room with feature fireplace, a large extension to the rear of the property which provides an open plan kitchen/dining/family room, including a beautifully fitted kitchen complete with quartz work surfaces and range of integrated appliances, family sitting area and a large dining area, all of which enjoy a view of the lovely rear garden which is accessed via bi-fold doors, an adjacent utility room, as well as providing access to the rear of the garage which is currently used as a gym. There is under floor heating in the rear open plan area, and partially into the entrance hall.

Stairs lead to the first floor which incorporates five bedrooms with the principal bedroom benefiting from fitted wardrobes, plus a well-appointed family bathroom, and separate additional shower room.

Outside there is a generous frontage with a block paved driveway, allowing parking for several cars and access to the attached garage, and side access gate. The attractive rear garden extends to 60 feet in length, with a raised patio area that is ideal for entertaining, an extensive lawned area and a good selection of mature shrubs and hedges, as well as a useful garden shed for storage.

This well-proportioned detached family home is ideal for modern family life, and is beautifully presented throughout. Other benefits include, a monitored alarm system and CCTV.

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



BANSTEAD OFFICE

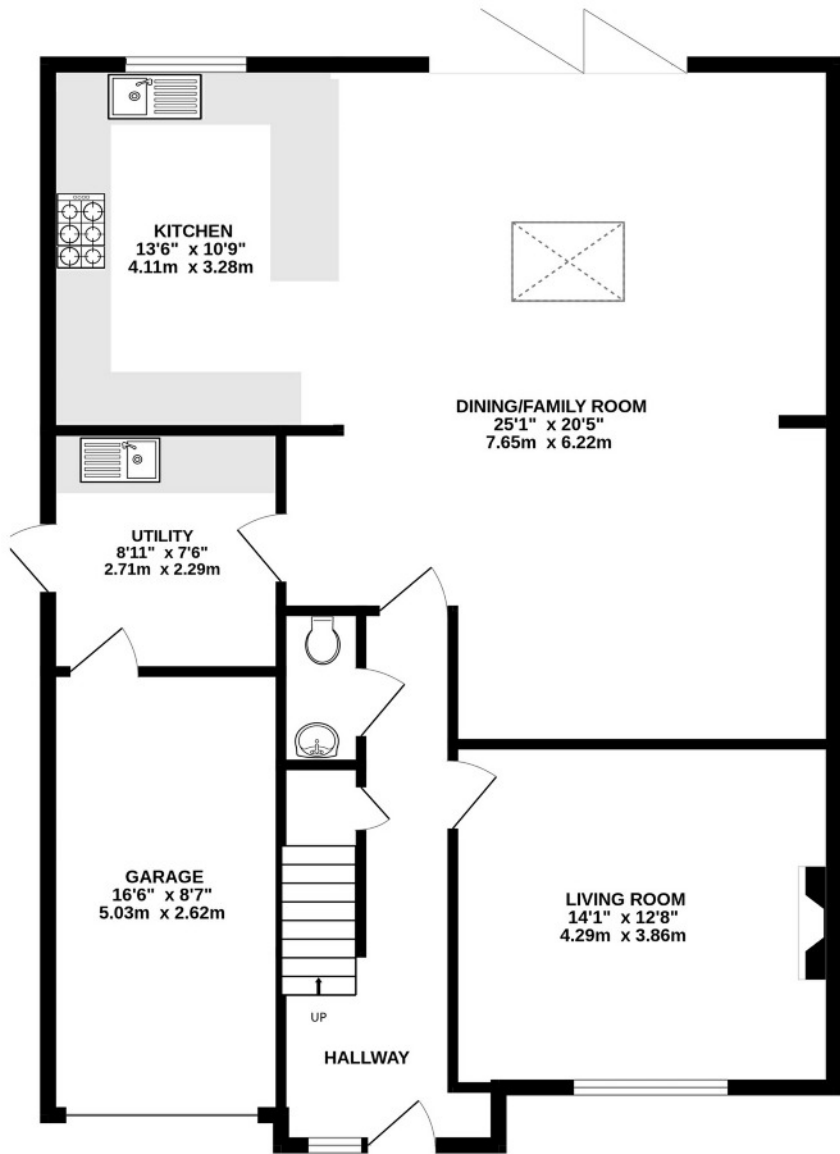
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AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 14'1" x 12'8" (4.29m x 3.86m)
- Dining/Family Room - 25'1" x 20'5" (7.65m x 5.22m)
- Kitchen - 13'6" x 10'9" (4.11m x 3.28m)
- Utility Room - 8'11" x 7'6" (2.71m x 2.29m)
- Downstairs WC
- Bedroom 1 - 12'8" x 11'6" (3.86m x 3.51m)
- Bedroom 2 - 12'10" x 10'5" (3.91m x 3.18m)
- Bedroom 3 - 10'9" x 9'1" (3.28m x 2.77m)
- Bedroom 4 - 15'4" x 7'1" (4.67m x 2.17m)
- Bedroom 5 - 8'7" x 8'5" (2.62m x 2.57m)
- Shower Room
- Family Bathroom - 7'8" x 5'7" (2.34m x 1.70m)
- Garage/Gym - 16'6" x 8'7" (5.03m x 2.62m)
- Rear Garden - 60' (18.28m) approximately

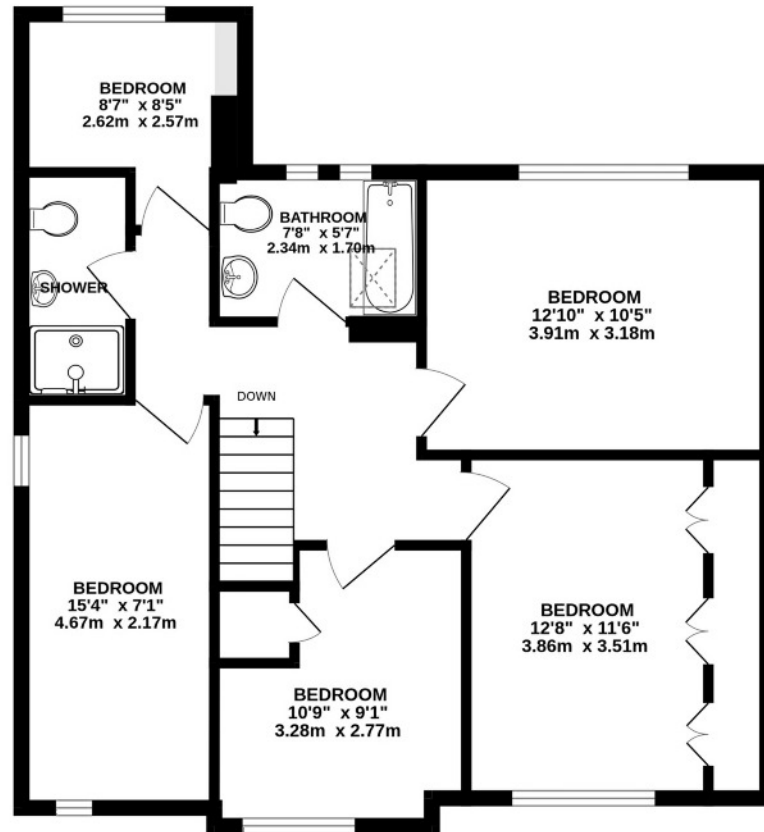






GROUND FLOOR

Wilhelmina Avenue, Coulsdon
INTERNAL FLOOR AREA (APPROX.) 1912 sq ft/ 177.6 sq m
Garden extends to 60' (18.28m) approx.



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.



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