

Hamptons

INTERNATIONAL



Kerrill Avenue, Coulsdon, CR5

4  2  2 

OFFERS IN EXCESS OF

£750,000

(£750,000)

Property details



Key features

- **Two Reception Rooms**
- **Kitchen and utility room**
- **Study**
- **Four bedrooms**
- **Two bath/shower rooms**
- **Detached studio/gym**
- **Garage & Driveway**
- **South-facing garden**

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Description

A well-presented four-bedroom family home on a quiet residential road, with a south-facing garden. Situated on a pleasant residential road in Old Coulsdon is this detached family home, which has been extensively modernised. The house was designed to function equally well as a family home and a space for entertaining, and there are generous reception rooms, a versatile floor plan and the addition of a garden studio which could be used as a home office, play room or gym. The interiors are presented in a contemporary, neutral style, featuring a monochromatic colour palette and wood-effect flooring throughout the ground floor giving the space excellent flow, and the large windows provide excellent natural light. The accommodation comprises an open plan sitting room with a bay window and a reading nook under the stairs, a lovely light and airy family room/dining room opening to the garden, a modern kitchen, a home office and a cloakroom with utility cupboard. Whilst upstairs there are four double bedrooms all with built in storage, including a main bedroom with en suite shower room, and a family bathroom. Outside the house is set behind a good-size paved driveway, with access to an integral garage and a side gate leading to the rear. The south-facing back garden is designed in a low maintenance style, laid to astroturf with two paved patio spaces. There's a raised water feature and a well-stocked flowerbed, while at the rear is the detached garden studio. Situation Kerrill Avenue is a popular residential road, close to local amenities on Taunton Lane. Coulsdon town centre offers a good range of shops and services and is about 1.7 miles north, with supermarkets, high street stores, restaurants and cafes. The nearby wide, open spaces of Coulsdon Common, Happy Valley and Farthing Downs offers access to walks on the picturesque North Downs and there are local golf courses including Coulsdon Manor Golf Club, Woodcote Park and the Surrey National Golf Club. The M25 can be easily accessed at Junction 7 at Merstham with connections to Heathrow and Gatwick Airports. Local schools include Coulsdon C of E Primary School, Hayes Primary School, Reedham Park, Oakwood, Woodcote Primary and Senior School and The Oasis Academy. TRAIN SERVICES: Coulsdon South Station is 1.4 miles with fast direct train services to London Bridge and Victoria in circa 35 minutes. Property Ref Number: HAM-64309















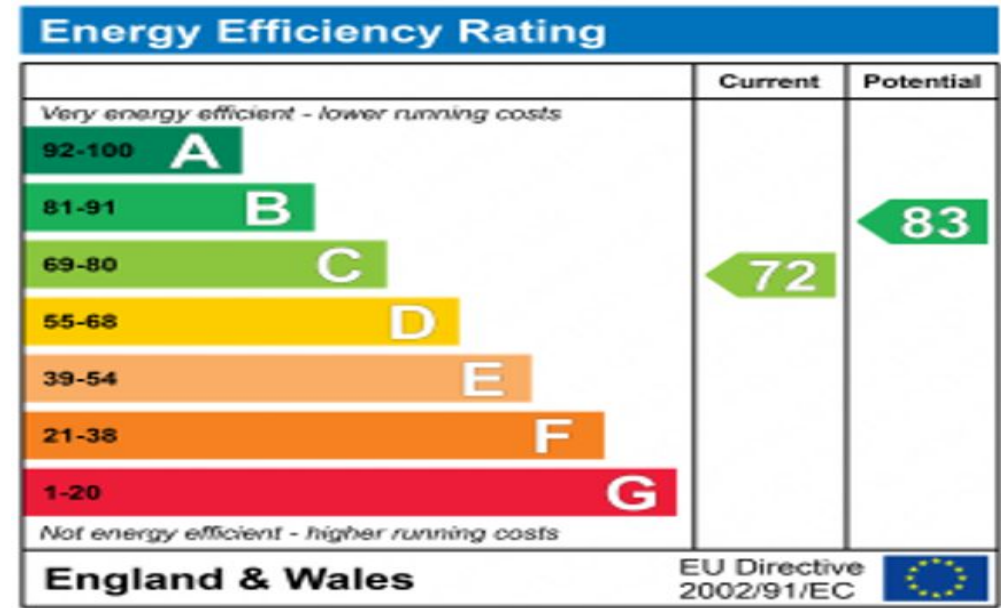












Floor plan

Approximate Area = 1665 sq ft / 154.6 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuilding = 124 sq ft / 11.5 sq m
Total = 1926 sq ft / 178.8 sq m
For identification only - Not to scale

1812(2) - ceiling height
= Reduced headroom
below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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