



An immaculately presented family home in an enviable Old Coulsdon location

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# Coulsdon CR5 2SD

London by rail 21minutes from Coulsdon South  
Gatwick Airport by rail 23 minutes  
from Coulsdon South  
M23/M25 Junction 4 miles  
*All times and distances are approximate*

A beautifully finished family home in a popular Coulsdon location within a very short walk to Coulsdon South Station, numerous schools and bus routes whilst still retaining views over open spaces to the rear. Imminently ready for new owners with a desire for a low-maintenance home, an internal viewing is recommended.

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen - Dining - Family Room
- Utility Room
- Study
- 4 Bedrooms
- 3 Bathrooms, 2 of which en-suite
- Driveway Parking
- Private Garden

Price £950,000





This detached four bedroom home is offered to the market in very good order throughout with numerous improvements having been carried out by the current owners in recent years. The modern fitted kitchen is notable with attractive contemporary fittings and high quality appliances such as the induction hob with downdraft extractor, the kitchen is open-plan to a family - dining Room with bifolding doors on to the garden. This family oriented space is supplemented with a formal sitting room, a study with workspace for two and a separate utility all laid with Karndean flooring. Upstairs there are three double bedrooms, an additional single bedroom and three bathrooms, two being en-suite shower rooms. The property has been recently refitted with double-glazing and an efficient Vaillant boiler. The rear garden is very private with a recently laid resin-bond terrace and landscaped lawn, all backing onto the Coulsdon Memorial Garden. To the front the block paved drive, boundary wall and exterior lighting have been recently finished providing great curb-appeal.



Marlpit Avenue is a handsome residential street just outside Coulsdon Town centre, situated close to the open spaces of the Memorial Ground, Chaldon Gardens and the Farthing Downs. Coulsdon Town offers a variety of local restaurants and pubs, several main supermarkets and a selection of local shops, the property also holds the benefit of sitting within good distance of several well regarded local schools. Coulsdon South station is a very short walk away with its fast train to London Bridge taking 21 minutes, or 23 minutes to Gatwick Airport in the opposite direction. Nearby bus routes provide access to Caterham, Croydon, Purley and Streatham with numerous schools en-route. More comprehensive facilities can be found in the main town of Purley, The M25/M23 can be easily accessed around 2 miles south offering great connections.



Popular tree-lined residential street | Less than half a mile's walk to Coulsdon South Station | Modern fitted kitchen with Bora downdraft induction hob | Backing onto, with views over, Coulsdon Memorial Ground | Naturally secluded rear garden with resin-bond patio | Plantation shutters to principal rooms | Three bathrooms, two of which en-suite | Re-landscaped front drive with block paving and lighting | Karndean flooring to ground-floor | Recently fitted Vaillant gas boiler

TOTAL FLOOR AREA  
1,742 SQ FT / 161.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold  
Local Authority: London Borough of Croydon Council  
Council Tax Band: F  
All mains services  
FFTC Broadband  
To the best of our knowledge on production of this brochure

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a viewing appointment

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