



14A The Avenue,
Coulson, CR5 2BN –
£800,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This modern FOUR BEDROOM family home situated on an elevated corner position in convenient, popular location close to the comprehensive facilities of Coulsdon Town is presented to the market with the benefit of NO ONWARD CHAIN. The spacious interior is spread over four floors including a double garage, with electric roller doors, accessed to the side of the property; this area also features an ideal home office space and good storage. The living accommodation comprises bright open plan living room leading into a well-fitted contemporary Kitchen / Diner with bi-fold doors onto the landscaped rear garden. The first floor boasts three good-sized bedrooms, one with en-suite shower room and a family bathroom. The second floor features the main bedroom with en-suite shower room, Velux windows and eaves storage.

- Modern Detached Family Home
- No Onward Chain
- Four Bedrooms
- Family Bathroom
- Two En-Suites
- Spacious Living Room
- Open Plan Kitchen / Diner
- Study
- Double Garage
- Landscaped Gardens





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

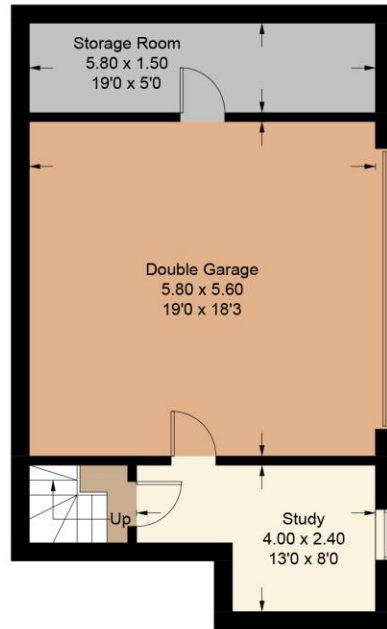
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.

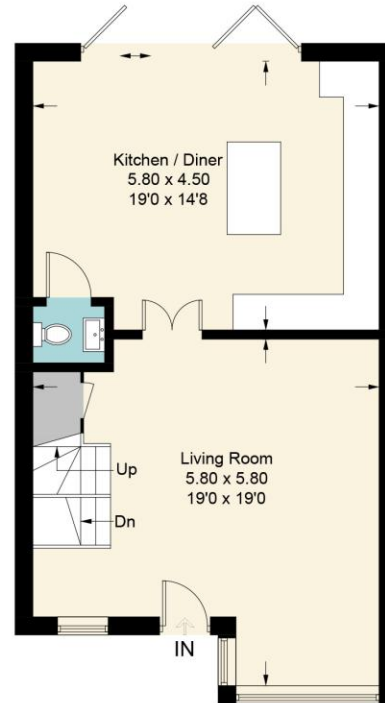


The Avenue, Coulsdon, CR5

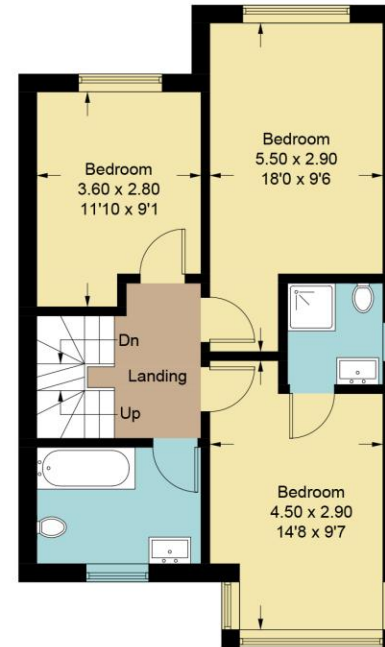
Total Approximate Gross Internal Area = 191.5 sq m / 2062 sq ft



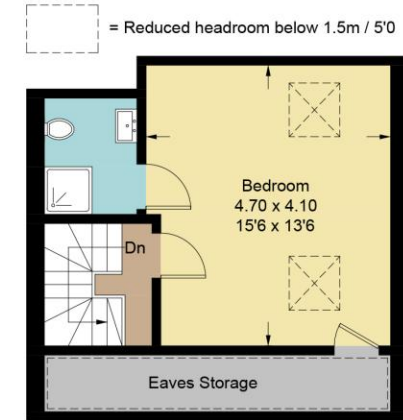
Lower Ground Floor
558 sq ft / 51.9 sq m



Ground Floor
603 sq ft / 56.0 sq m



First Floor
549 sq ft / 51.0 sq m



Second Floor
351 sq ft / 32.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID805596)



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		