



9 Lloyd Avenue,
Coulston, Surrey CR5 2QS

RAYNERS
ESTATE AGENTS

9 Lloyd Avenue Guide Price £365,000

Coulsdon, Surrey CR5 2QS

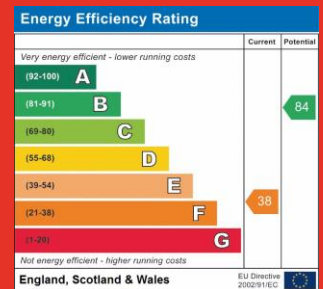
- ✓ 1930's Semi Detached House
- ✓ 2 Reception rooms
- ✓ 3 Bedrooms
- ✓ Refurbishment project
- ✓ Scope to convert front garden to driveway parking STPP
- ✓ Enclosed Porch
- ✓ Double Glazing
- ✓ Downstairs WC with wide disabled access
- ✓ Patio doors leading to garden
- ✓ Shared Driveway
- ✓ Garage
- ✓ Level and Enclosed Rear Garden

This property provides scope for a refurbishment project to modernize throughout including the installation of a heating system, although there is already a gas supply to the property.

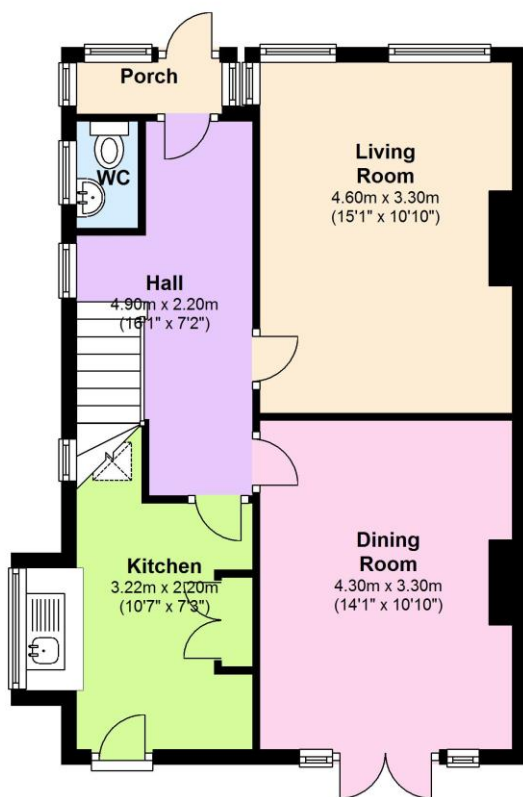
Good sized accommodation with straightforward layout with rear access direct to the garden from both the dining room and rear door from the kitchen.

Close proximity to Woodmansterne and Coulsdon Town railway stations and Woodcote schools.

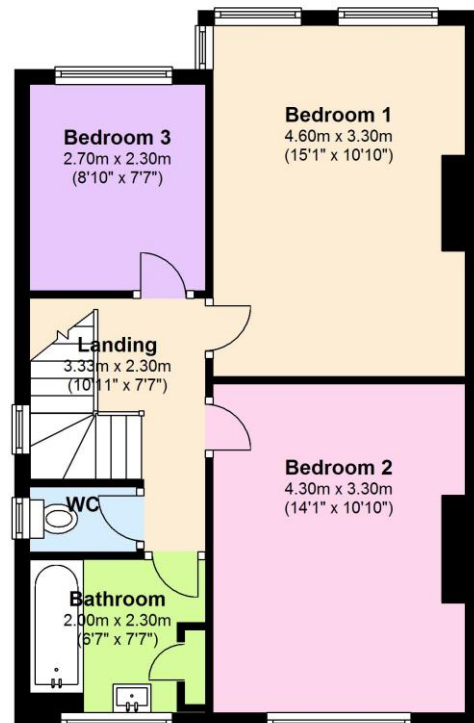
Tenure: Freehold
 Local Authority: Sutton Borough Council
 Mains Services: Gas, Electric & Water
 Drainage: Mains
 Heating: None currently installed.



Ground Floor



First Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R789