



THE AVENUE, COULSDON

Stunning 4 bed detached property in a Central Coulsdon location.
Beautifully extended and stylishly presented.
Huge living, dining area. Gorgeous new kitchen and utility.
Move straight in and enjoy.
Garage with direct access.
Excellent commuter location.





Hallways are pleased to market this superb, well extended family home in Coulsdon Centre. Very spacious and well designed to a high specification. Chain is complete.

Stunning family room with bi fold doors and a premium kitchen. The kitchen worktops are flamed and brushed to give a textured a finish. There is underfloor heating in the extension and integrated appliances and a nerf induction hob.

All windows and doors are aluminium from origin and the downstairs benefits from solid oak flooring.

This really is a must see home, it will tick all your boxes.

Prime Location: Walk to a great selection of restaurants and coffee shops and Coulsdon Library.

Excellent Transport Links: Just a 5-minute walk to Coulsdon Town railway station, offering direct links to London and surrounding areas.

Convenient Access: Easy access to major motorways, including the M23 and M25, facilitating seamless travel by car.

Local Amenities:

Avenue Road is a fantastic location for families. It is just a few minutes' walk from Coulsdon High street which has a brilliant array of local amenities, including a Waitrose, Aldi and a number of independent restaurants and cafes. Fine Toad- our local co-worker facility for those that work from home. and a fantastic child soft play café directly opposite.

<https://www.finetoad.co.uk/>

Coulsdon Town Station, which has direct links to central London, is only a 6 minute walk away. This property also has fantastic local schools including Smitham Primary School, St. Aidan's Primary School, Woodcote Primary School, Riddlesdown Collegiate, Woodcote High School and The John Fisher School.

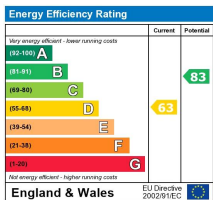
Take a tour with Hallways Exclusive 3D VR file and call to book your in person viewing. 02035363959 hello@hallwaysproperty.uk

Council Tax Band: F (Croydon)

Tenure: Freehold







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.