



Keston Avenue, Coulsdon

The PERSONAL Agent

# Asking Price £550,000

## Freehold

- No chain
- Annexe
- Level plot
- Three bathrooms
- Separate study
- Driveway
- Near to village centre
- Close to local schools

Situated on the picturesque Keston Avenue in the heart of Old Coulsdon, this charming extended chalet style semi detached house offers a delightful blend of comfort and convenience. Built in 1930, the property spans an impressive 1,540 square feet and features three/four spacious reception rooms, perfect for entertaining or relaxing with family.

The house boasts two well-appointed double bedrooms, each with its own en suite bathroom, providing privacy and convenience for residents. Additionally, the property includes a versatile annexe, ideal for accommodating older children, relatives, or simply as extra space for hobbies or work.

Set on a level plot, the home is surrounded by a beautifully maintained garden, offering a serene outdoor retreat. The location is particularly appealing for families, as it is within close proximity to excellent schools, ensuring a quality education for children. The village lifestyle is complemented by a variety of local shops, pubs, and restaurants, all within easy reach.



For those who commute, the property is conveniently located near public transport links, including Coulsdon South Station, making travel to London and beyond a breeze. This delightful home presents an excellent opportunity for those seeking a blend of modern living in a tranquil setting. Don't miss the chance to make this lovely property your own.

Upon entering the property, you are welcomed by a spacious entrance hall with a guest WC and access to the principal reception rooms. To the front of the property, there is a study and a separate reception room. Beyond this, the accommodation comprises a dining room, an additional sitting room, and a fitted kitchen.

To the rear of the property is a self-contained annexe, featuring a bedroom, living room, shower room, and kitchenette.

The first floor comprises two double bedrooms, both benefiting from en-suite facilities.

Externally, the property offers a driveway providing off-street parking for multiple vehicles, along with a front garden. To the rear is a level, landscaped garden, ideal for outdoor enjoyment and entertaining.

The location of the property is ideal for families and commuters alike. The property is not far from Coulsdon South Station (22 minutes to London Bridge) as well as being very close to some great primary and secondary schools. The property is situated in Old Coulsdon, which offers an array of shops, restaurants and pubs.

Nearby spaces include the gorgeous Grange Park or Farthing Downs, perfect for weekend strolls. The M25 is easily accessible, providing alternative routes into London and further afield.

Tenure - Freehold  
Council Tax - E







Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

