



MONOCHROME | HOMES

Offers over £625,000

Corrigan Avenue, Coulsdon, CR5 2QP

# Property Summary

## OVERVIEW

This stunning three-bedroom home on Corrigan Avenue offers exceptional value and style. Perfect for first-time buyers or growing families. Don't miss the opportunity to make it yours!

**Accommodation**  
Located in the sought-after area of Coulsdon, this charming three-bedroom semi-detached home offers a bright and versatile living space, perfect for families or first-time buyers.

On the ground floor, the property comprises a welcoming reception room that leads to the conservatory with direct access to the rear garden with a separate dining room and a well-proportioned kitchen which is underfloor heated. Downstairs also offers a convenient WC. Large windows throughout allow for an abundance of natural light, creating a warm and inviting atmosphere. Upstairs, you will find three bedrooms, two of which have built-in storage, as well as a modern family bathroom and WC. The property also benefits from a loft dormer, offering excellent potential to expand further, ideal for creating an additional bedroom or office.

Outside, the home truly impresses with a large garden. A paved decking area leads down to a generous lawned space, complete with a storage shed and a garage positioned at the rear of the house. To the front, a substantial driveway provides parking for multiple vehicles, as well as access to the garage.

With its flexible layout, abundant natural light, and scope for development, this Coulsdon home presents a fantastic opportunity to create your perfect family space.

**Location**  
Corrigan Avenue is ideally positioned in a popular residential area of Coulsdon, offering a peaceful setting with the benefit of the Corrigan Avenue Recreation Ground just moments away. Excellent transport links are close by, with Woodmansterne station within walking distance and both Coulsdon South and Coulsdon Town stations around a mile away, providing fast and frequent services into London.

Families are well catered for with a wide choice of highly regarded local schools, including Woodmansterne Primary, Chipstead Valley Primary, and Woodcote High, along with selective schools and Coulsdon Sixth Form College all easily accessible.

The property also benefits from superb road connections, with the A23 nearby linking directly to the M23 and M25 motorways—both around 10–15 minutes by car—providing convenient access to Gatwick Airport, London, and the wider motorway network. Coulsdon town centre is also within easy reach, offering a range of shops, cafes, and amenities, making this a highly convenient and desirable location.

**Disclaimer**  
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments."



### 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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