



Corrigan Avenue, Coulsdon,
Offers In The Region Of £750,000 - Freehold

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**WILLIAMS
HARLOW**











This well-presented five-bedroom semi-detached house offers a perfect blend of modern living and comfort. Recently undergoing major renovation works, the property boasts a spacious and inviting open-plan kitchen and breakfast room, ideal for family gatherings and entertaining guests.

The house features a generous separate reception room, providing ample space for relaxation and socialising. With three well-appointed bathrooms, morning routines will be a breeze for the entire family. Each of the five bedrooms is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Step outside to discover a delightful south-facing rear garden, which not only provides a sunny outdoor space but also includes a garden office studio complete with a shower room. This versatile space can serve as a home office, gym, or creative studio, catering to your personal needs.

Off-road parking is available, adding convenience to your daily routine. The property is ideally located with easy access to the Corrigan Avenue Recreation Ground, perfect for leisurely strolls or outdoor activities. Additionally, Coulsdon Town Centre is within walking distance, offering a variety of shops, cafes, and amenities.

For those commuting, both Woodmansterne and Coulsdon South train stations are nearby, providing excellent transport links to London and beyond. This semi-detached house is a wonderful opportunity for families seeking a spacious and modern home in a vibrant community. Don't miss the chance to make this property your own.

THE PROPERTY

This chain free property is located on a sought after road next to Corrigan Avenue recreation ground. This well presented extended substantial five bedroom semi detached house has been subject to major renovation works by the current owners with no expense spared offering versatile living accommodation with a large open plan kitchen/breakfast room, separate sitting

room, three bathrooms and a garden office studio with a shower room.

OUTDOOR SPACE

There is off street parking and additional covered parking. There south facing rear garden extends to approximately 76 feet in length with a patio area and the remainder mainly laid to lawn with flower/shrub borders. There is also the benefit of a spacious outdoor studio/office with a shower room situated towards the end of the garden.

THE LOCAL AREA

The property is located in a popular residential family friendly area within easy access to Corrigan Avenue recreation ground, open countryside, local amenities including excellent local schools, Woodmansterne train station is within walking distance and Coulsdon South train station and Coulsdon town centre is conveniently within a few minutes drive.

WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a large modern extended house with flexible accommodation arranged over three floors plus a south facing rear garden with its own outdoor garden studio/office complete with shower room and the location is unbeatable with a full range of all local amenities nearby. This beautiful spacious house is move in ready.

KEY FEATURES

Five bedrooms - Four bathrooms - Open plan kitchen/breakfast room - Separate sitting room - Downstairs WC - Move in ready - South facing rear garden - Garden office/studio with shower room - Off road parking - Close to all amenities

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16

Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Purley to London Victoria - 15 minutes
Purley to London Bridge - 23 minutes

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Sutton BAND E £2,774.10



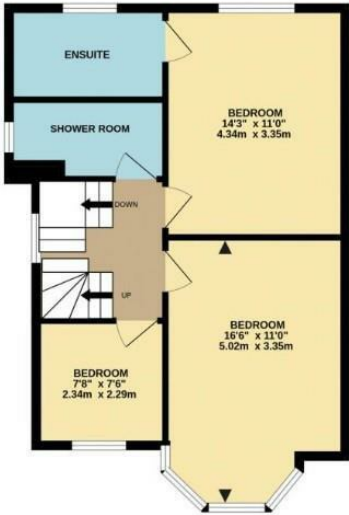
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TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



2ND FLOOR



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