



Redford Avenue, Coulsdon,  
Asking Price £595,000 - Freehold

**WILLIAMS  
HARLOW**



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Located on Redford Avenue in Coulsdon, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two spacious reception areas including the extended family area at the rear, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for relaxation and rest.

The house features a thoughtfully designed bathroom, ensuring convenience for all residents. A notable highlight of this property is the impressive extension at the rear, which enhances the living space and provides a seamless connection to the outdoors.

The large south-west facing garden, extending an impressive 125 feet, is a true gem. It offers a wonderful outdoor retreat, ideal for gardening enthusiasts, children's play, or simply basking in the sun during the warmer months.

Additionally, the property benefits from a generous driveway, providing off-street parking for up to four vehicles and a detached garage. This feature adds to the convenience and appeal of the home, making it an ideal choice for those with multiple cars or visitors.

In summary, this semi-detached house on Redford Avenue combines spacious living areas, a beautiful garden, and ample parking, making it a perfect family home in a desirable location. Do not miss the chance to make this lovely property your own.

## THE PROPERTY

A three bedroom semi-detached property that has been under the same ownership for the last 40 years. The current owner has carried out a rear extension during this time and the property now has two large reception areas, kitchen, three bedrooms and a large family bathroom. There is still potential for the property to be extended further subject to planning consent.

## OUTDOOR SPACE

A feature of the property is the rear garden that extends to approximately 125 feet and enjoys a sought after south westerly aspect, patio area and the rest is mainly laid to lawn. There is also a detached garage and three garden sheds that all have power and lighting. The large driveway provides good off street parking for four vehicles.

## LOCAL AREA

Location - Redford 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 plus 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 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.

## WHY YOU SHOULD VIEW

The property offers the new owner the scope to put their own stamp on the property should they wish to make changes. There is potential to add an additional bedroom by way of loft conversion (subject to planning).

Good school catchment area

Good transport links

Large rear south west facing garden.

The seller is suited with an end of chain property

## 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

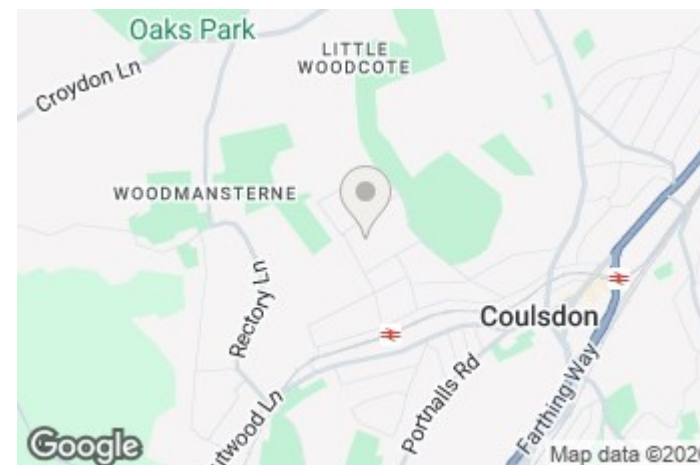
Purley to London Bridge - 23 minutes

## WHY WILLIAMS HARLOW

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## COUNCIL TAX

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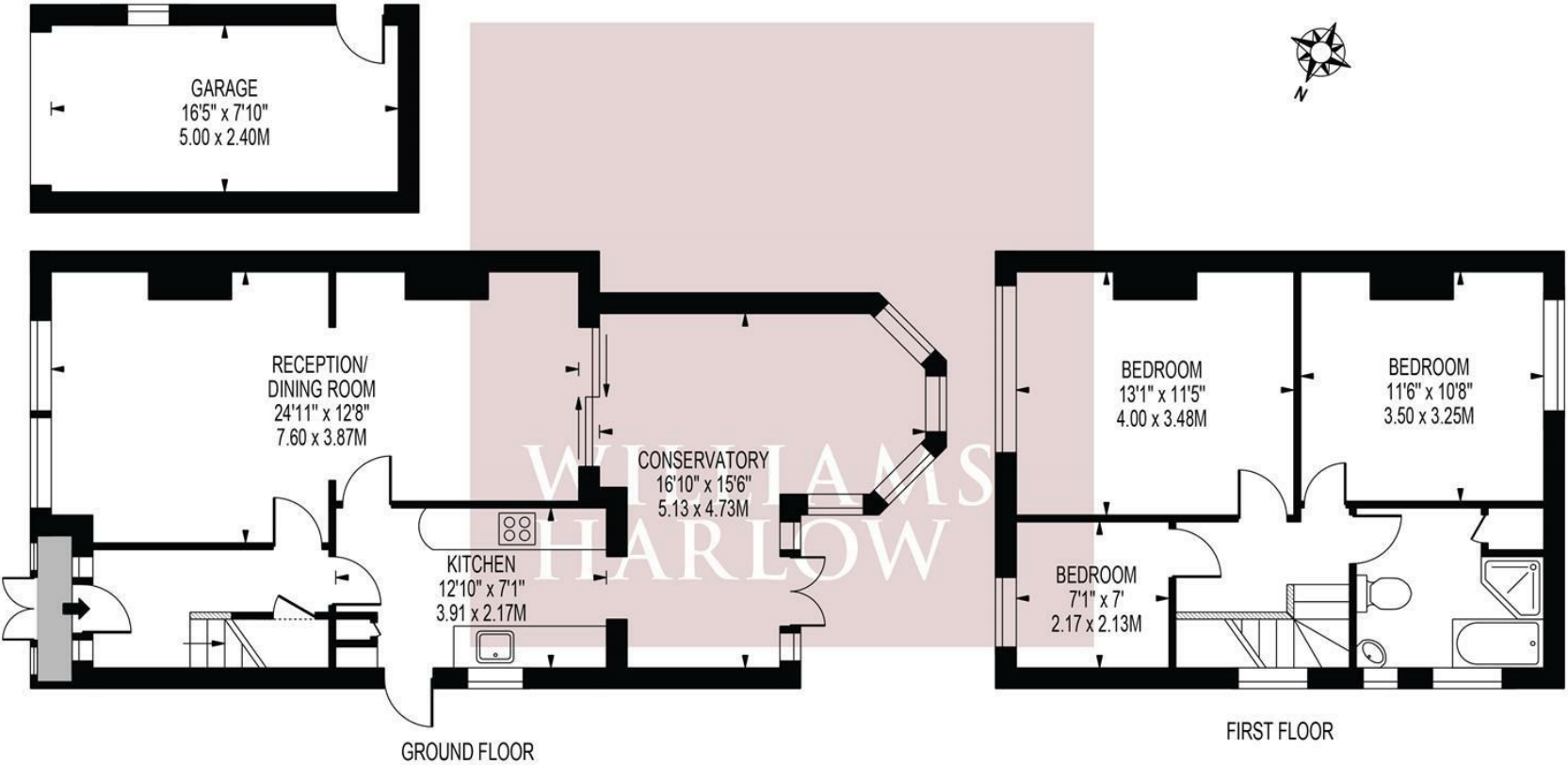
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# REDFORD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1129 SQ FT - 104.93 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 129 SQ FT - 12.00 SQ M



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 OR 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) 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

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