



Old Oak Avenue, Coulsdon,
Offers Over £1,125,000 - Freehold



**WILLIAMS
HARLOW**











Located in the tranquil cul-de-sac of Old Oak Avenue in Chipstead, this impressive extended house offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family and guests alike. The three reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or working from home.

The two well-appointed bathrooms ensure convenience for busy mornings and family life. One of the standout features of this home is the large rear garden, which invites an abundance of natural light and offers a delightful outdoor space for children to play, gardening enthusiasts, or simply enjoying the sunshine.

Parking is a breeze with space for up to seven vehicles, making it perfect for families with multiple cars or for hosting gatherings. The property is conveniently located within walking distance of Chipstead Station, providing easy access to transport links for commuting or exploring the surrounding area of Chipstead Downs/Banstead Woods that are ideal for relaxing country walks.

This home is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining close to local amenities. With its spacious layout and beautiful garden, this house is a rare find in a sought-after location. Do not miss the opportunity to make this wonderful home your own.

THE PROPERTY

A substantial five bedroom detached house which has been extended by the current owners and still has the potential to be extended further STPP. The property has a feature open plan kitchen diner plus two further reception areas, utility room and downstairs WC. To the first floor there are five good sized bedrooms with en-suite to the master and a family bathroom. The property had a new boiler installed earlier this year.

OUTDOOR SPACE

There is off street parking to the front for approximately 7 vehicles including the garage. To the rear of the property there is a large patio area with two separate sun awnings and steps up to the remainder of the garden which is laid to level lawn with flower/shrub borders and further steps up to the end of the garden. The rear garden offers a good degree of privacy.

LOCAL AREA

The property is located in a quiet cul-de-sac surrounded by countryside which has the benefit of being within an easy walk of Chipstead mainline train station and local amenities at Chipstead Parade with the advantage of Chipstead Downs and Banstead Woods on your doorstep. The area is ideal for a family with many excellent local schools nearby, Chipstead Valley Primary School being the closest plus there is a lovely short walk to the local country pub. For a further range of amenities both Coulsdon and Banstead are just a few minutes drive away.

VENDOR THOUGHTS

We have raised our family in this home and our children have now moved on, so it is now time for us to downsize. We hope the new owners will enjoy it as much as we have.

WHY YOU SHOULD VIEW

A handsome detached home within an attractive residential cul-de-sac which is move in ready but still with the possibility of adding your stamp. The countryside and all the required local amenities are literally on your doorstep for the whole family to use and enjoy.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

I 66 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
405 Coulsdon South to West Croydon

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 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

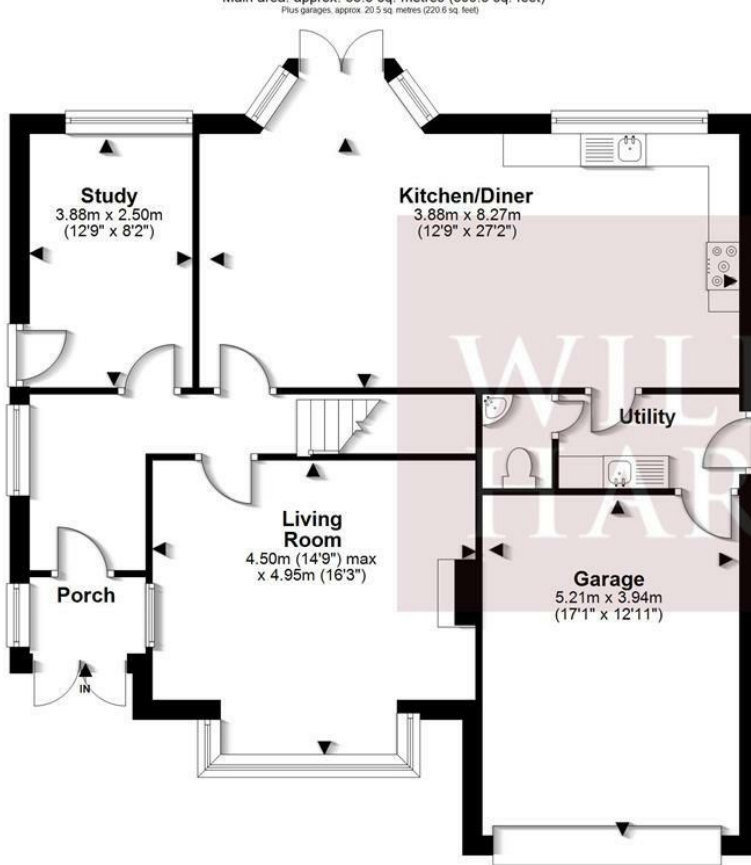
Reigate & Banstead BAND G £4,081.32 2025/26



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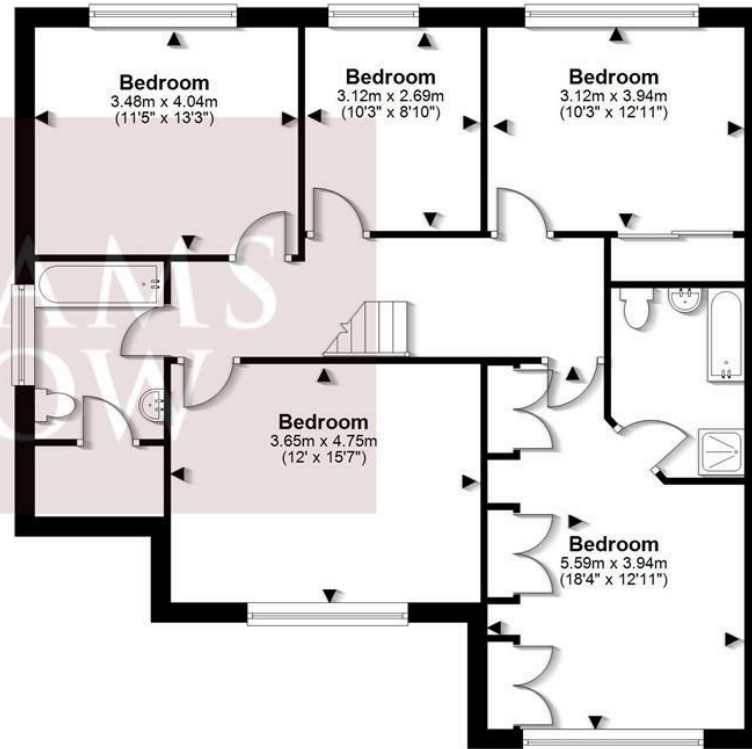
Ground Floor

Main area: approx. 83.5 sq. metres (899.3 sq. feet)
Plus garages, approx. 20.5 sq. metres (220.6 sq. feet)



First Floor

Approx. 100.4 sq. metres (1081.1 sq. feet)



Main area: Approx. 184.0 sq. metres (1980.4 sq. feet)
Plus garages, approx. 20.5 sq. metres (220.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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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