



Outwood Lane, Coulsdon, Surrey
Asking Price £625,000 - Freehold



**WILLIAMS
HARLOW**











An opportunity to acquire a 1950's characterful detached home requiring some modernisation, however, offers spacious accommodation and three double bedrooms arranged over two floors. There is off street parking to the front and double length garage to the side. The rear garden extends to approximately 61 feet and there is scope for further extension
STC. NO ONWARD CHAIN. SOLE AGENTS

ENTRANCE PORCH

Accessed via double opening doors. Lighting. Access to:

FRONT DOOR

Giving access to the:

ENTRANCE HALL

Wood flooring. Stairs to the first floor and two understairs storage cupboards. Alarm control panel. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin with vanity drawer below. Wall mounted extractor.

DINING ROOM

Attractive bay window to the front. Fireplace feature. Wall lights. Radiator.

LOUNGE

Triple aspect room with double opening doors to the rear enjoying an elevated view over the garden and two windows on either side. Fireplace feature with electric fire. Wall lights. 2 x radiators.

KITCHEN

Fitted with a range of wall and base units comprising of edge work surface incorporating an enamel 1 1/2 bowl sink drainer with mixer tap. Space and plumbing for dishwasher. Fitted oven and grill. Surface mounted electric hob with extractor above. Part tiled walls. Eye level cupboards benefitting from underlighting. Display cabinet. Shelving. Radiator. Tiled floor. Part tiled walls. Window to the rear. Floor mounted gas central

heating boiler with time clock and switch gear nearby. From here there is a part glazed door that gives access to:

COVERED SIDE LOBBY

Power and lighting. Plumbing for domestic appliances. Connecting doors to both front and rear.

FIRST FLOOR ACCOMMODATION

ATTRACTIVE LANDING

Reached by a turn staircase. Access to loft void. Radiator. Window to the front. Linen cupboard.

BEDROOM ONE

Window to the rear. Radiator. A comprehensive range of built in bedroom furniture comprises of wardrobes, chest of drawers, bedside tables and storage cupboards. Coving. Enclosed shower cubicle with a window to the rear.

BEDROOM TWO

Window to the rear. Radiator.

BEDROOM THREE

Window to the front. Radiator.

BATHROOM

Panelled corner bath with mixer tap and shower attachment. The room is of double aspect with obscured glazed window to the front and side. Radiator. Part tiled walls. Wash hand basin with mixer tap and vanity cupboards below.

SEPARATE WC

Low level WC. Wall mounted extractor. Wood effect flooring.

OUTSIDE

FRONT

There is a driveway suitable for parking two vehicles. Various flower/shrub borders and mature trees. Here there is access to the:

DOUBLE LENGTH GARAGE

Power and lighting.

REAR GARDEN

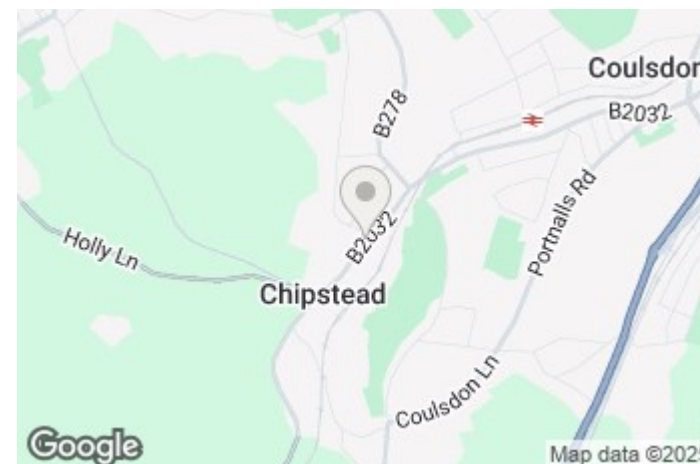
18.59m x 12.19m approximately (61'0 x 40'0 approximately)
There is a patio immediately to the rear. Established garden principally laid to an area of level lawn flanked by mature flower/shrub borders. The garden enjoys a good degree of privacy.

COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25

COMPLETION DATE

Completion date not to be before April 2025.



Banstead Office

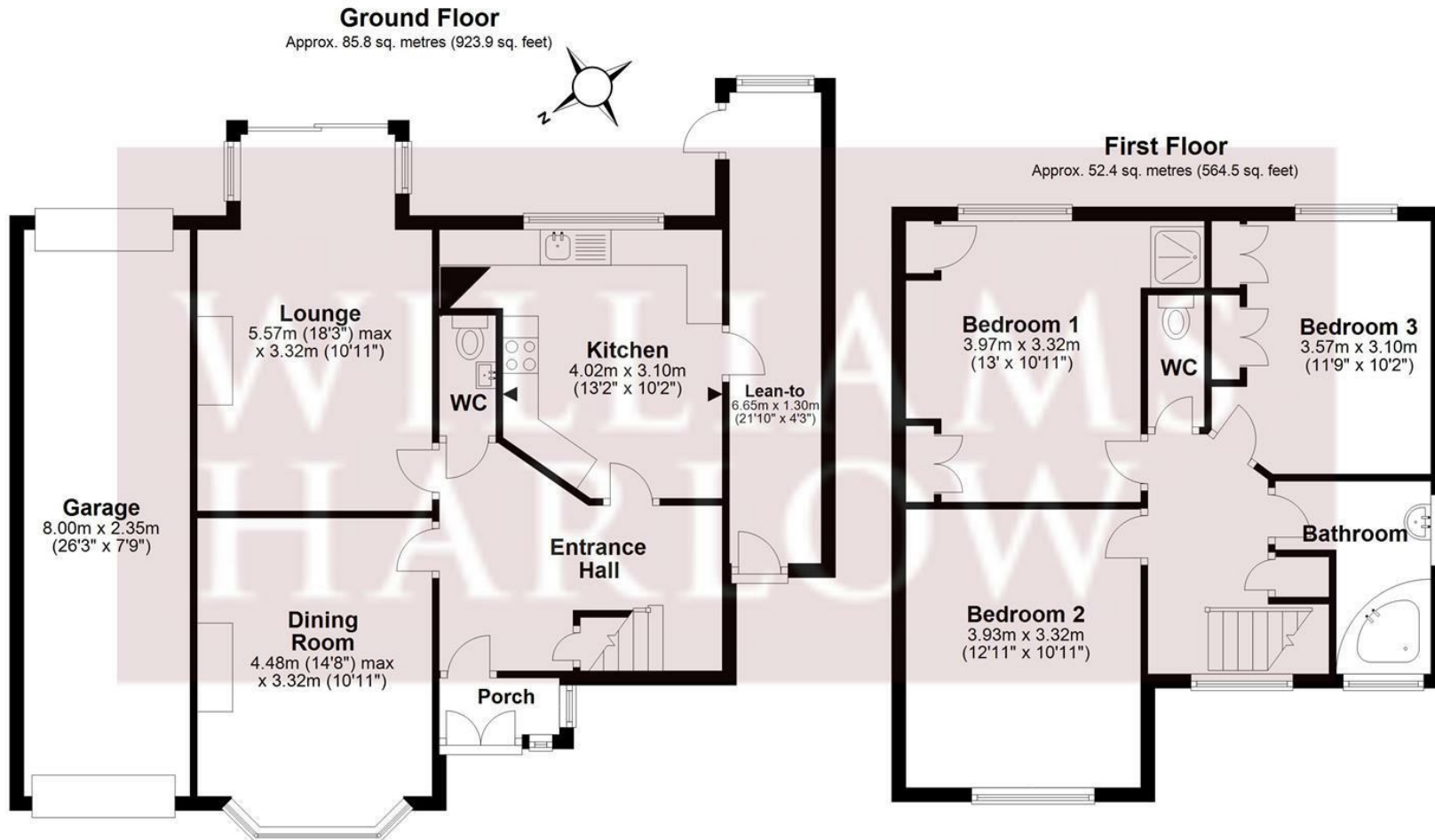
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Total area: approx. 138.3 sq. metres (1488.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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