



Reddown Road | | Coulsdon | CR5 1AX

£575,000

BOND & SHERWILL
EST. 1908

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Located within ideal proximity to Coulsdon South Railway Station this three-bedroom, detached, chain-free property comes to the market with an integral garage and off-street parking.

The ground-floor includes an entrance hall, good-size open-plan lounge/diner, kitchen, utility room, W.C and a wraparound conservatory. The first-floor features three bedrooms and a bathroom.

Additional features include a good size rear garden.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across the wider area, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.



Entrance Hall

The entrance hall includes parquet flooring, radiator, double-glazed glass-panel door and stairs ascending to first-floor.

W.C

The W.C includes Low-level W.C, wooden flooring, double-glazed single-casement window and wash-hand basin.

Lounge/Diner

The open-plan lounge/diner includes two radiators, double-glazed two-casement window, under-stairs cupboard, wall radiator, double-glazed double-doors to conservatory and coved ceiling.



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Kitchen

The kitchen includes wall & base level units with work-surface area, inset sink with drainer, space for dish-washer, radiator, oven, five-ring gas hob with concealed extractor hood, double-glazed single-casement window and double-glazed glass-panel door to conservatory.

Conservatory

The conservatory includes double-glazed windows and double-glazed glass-panel door to rear garden.

Utility Room

The utility room includes work surface area, space for washing machine, space for tumble dryer, wall-mounted Worcester boiler and double-glazed windows.

Garage

The integral garage includes up & over door, power and lighting.

Landing

The landing includes double-glazed window, loft hatch and cupboard.

Bathroom

The bathroom includes low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, tiled floor, tiled walls, wash-hand basin with stainless-steel mixer tap, double-glazed single-casement frosted-effect window and tile-enclosed bath with shower hose attachment & wall-controls.

Master Bedroom

The master bedroom includes double-glazed two-casement window, fitted wardrobe, radiator and down-lights.

Bedroom Two

Bedroom two includes double-glazed single-casement window, radiator and down-lights.

Bedroom Three

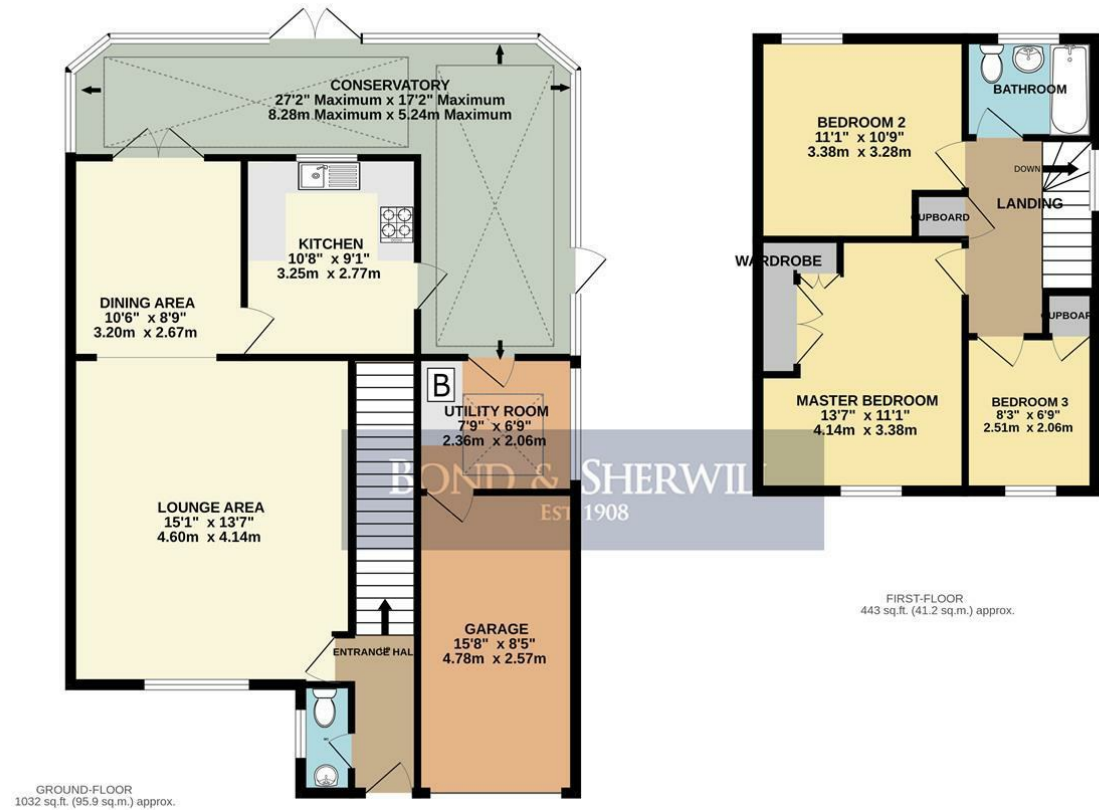
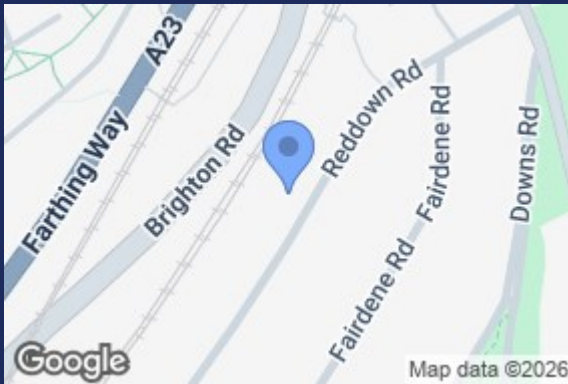
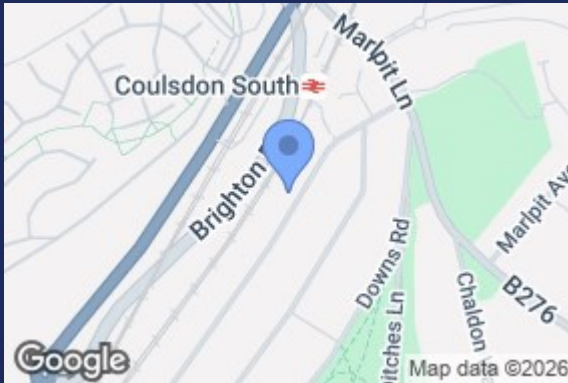
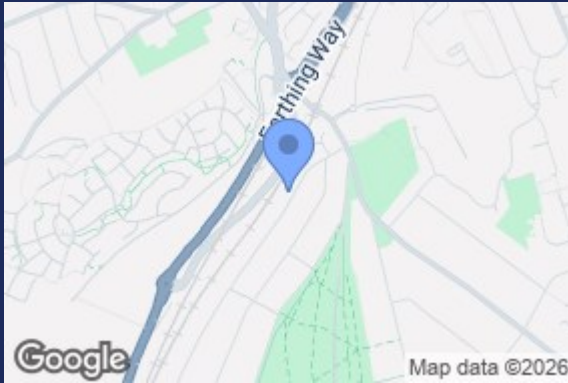
Double-glazed single-casement window, cupboard and radiator.

Front Garden

The front garden includes off-street parking and gated side access.

Rear Garden

The rear garden comprises a patio area with steps descending to a tier which is mostly laid to lawn. Features include power socket and water tap.

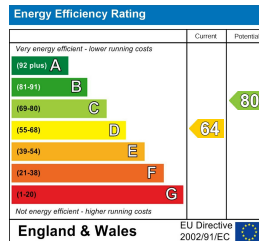


1475 SQ.FT INCLUDING GARAGE

TOTAL FLOOR AREA: 1341sq.ft. (124.6 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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