

112 Reddown Road,  
Coulsdon, Surrey, CR5  
1AL



Asking Price £625,000

**Spacious Three-Bedroom Family Home with No Upward Chain with Space to Extend.**

This delightful three-bedroom, two-bathroom family home is offered chain-free, allowing for a smooth and stress-free move. It boasts a wealth of space, with a detached garage, carport, workshop, and garden store, perfect for storing all your essentials!

**Family-Friendly Layout:**

The ground floor offers a well-equipped kitchen, a dedicated dining room for family meals, a comfortable living room ideal for relaxing, a convenient cloakroom, and a bright conservatory, bringing the outdoors in. Upstairs, you'll find three bedrooms and a separate bathroom to cater to the whole family.

The mature garden stretches a generous 100 feet, offering a wide expanse bathed in afternoon sunlight. A full-width patio makes it perfect for soaking up the sun.

**Convenient Location:**

Situated on a quiet street at the end of Reddown Road, this property offers the best of both worlds: a peaceful setting and easy access to amenities. Coulsdon town centre is just a 10-minute walk away, with a vibrant array of shops and restaurants, including Waitrose, Pizza Express, Café Nero, Tesco Express, Aldi, and Costa Coffee. Nature lovers will appreciate the nearby Farthing Downs and Happy Valley, offering stunning walking routes.

**Great Transport Links:**

For commuters, Coulsdon South train station is easily accessible, providing direct services to London Bridge (21 minutes) and London Victoria (28 minutes). The M25 motorway is a mere 10-minute drive away, ensuring excellent connections to other major roads.

**Excellent Schools:**

Families will be delighted with the abundance of highly-rated schools in the area, including Chipstead Valley, Smitham, St. Aidans Catholic, Woodcote Primary and High School, Keston, Old Coulsdon C of E, and Oasis Academy. Coulsdon College provides further educational options beyond secondary schooling.

This charming home offers everything a family could ask for space, convenience, and a great location. Don't miss out on this fantastic opportunity!

# Floorplan

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft  
 Outbuildings = 23.7 sq m / 255 sq ft  
 Total = 119.7 sq m / 1288 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1082996)  
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## EPC

## Features

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         | 87        |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  | 64      |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

- No Chain
- Off Street Parking
- Extension Potential
- Three Bedrooms
- Mature Garden
- Coulsdon South Train Station
- Convenient for Coulsdon Town Centre