



46 Bramley Avenue, Coulsdon

£699,950

Daniel Adams are delighted to exclusively offer to the market this well cared for double fronted, 4 bedroom detached property set in a prime elevated location on the West side of Coulsdon.

The property comprises; Porch, Entrance Hallway, Double Aspect Living Room, Dining Room, Kitchen, Downstairs W/C and Garage. Upstairs; Master Bedroom, 2 further Double Bedrooms, single Bedroom/Study, Family Bathroom & separate Shower Room. Outside; Front Garden with In-Out Driveway, Rear Garden with Patio Area.

With views across the valley and located in a popular tree lined road in West Coulsdon this 4 bedroom home has ample space to offer to a growing family where location is key. Bramley Avenue is a turning off Woodcote Grove Road and is within walking distance to Coulsdon Town Centre offering local amenities, restaurants and supermarkets. Local bus routes, Coulsdon South and Coulsdon Town train stations servicing London and Gatwick Airport along with local primary and secondary schools.

An internal viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Driveway

Entrance Hallway

Living Room 11'9 x 22'7 (3.58m x 6.88m)

Dining Room 16'1 x 14'1 (4.90m x 4.29m)

Kitchen 10'6 x 15'8 (3.20m x 4.78m)

Downstairs W/C

Garage 8'0 x 15'8 (2.44m x 4.78m)

Bedroom 1 16'6 x 16'0 (5.03m x 4.88m)

Bedroom 2 15'1 x 12'1 (4.60m x 3.68m)

Bedroom 3 12'7 x 12'2 (3.84m x 3.71m)

Bedroom 4 7'8 x 10'3 (2.34m x 3.12m)

Bathroom 10'4 x 7'5 (3.15m x 2.26m)

Shower Room

Garden

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PROPERTY MISDESCRIPTIONS ACT 1991: Thets has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

