



IMMACULATELY PRESENTED TWO DOUBLE BEDROOM BUNGALOW

19' 0" x 11' 9" narrowing to 9'11" (5.78m x 3.57m narrowing to 3.01m) LIVING ROOM* *MODERN EXTENDED FITTED KITCHEN* *DELIGHTFUL REAR GARDEN - WITH SUN CANOPY* *DOUBLE GLAZED & GAS CENTRAL HEATING* *DRIVEWAY WITH AMPLE OFF ROAD PARKING AND LANDSCAPED GARDEN

A1930's built **TWO BEDROOM SEMI DETACHED BUNGALOW** located in a popular and convenient road within a quarter of a mile of local shops at Lacey Green. The bungalow has been modernised throughout including a **modern FITTED KITCHEN AND BATHROOM**, gas central heating and double glazed windows. Outside there are well tended front and rear gardens and off road parking on front and side driveway. Tastefully decorated, **VIEWING RECOMMENDED!**

Forge Avenue, Old Coulsdon, Surrey CR5 1LS
ASKING PRICE: £412,500 FREEHOLD





DIRECTIONS

From the Tudor Rose parade proceed along the Coulsdon Road towards Caterham, proceed straight on past the shops at Lacey Green and then take the first left into Lacey Drive and then left into Forge Avenue, the Bungalow is on the left hand side.

LOCATION

A convenient location within a level quarter mile of local shops at Lacey Green. The Bungalow is located in a popular residential road, Coulsdon Common is just a short walk away with many fine woodland walks, so ideal if you have a dog!

There is a regular Bus Service into Caterham and Coulsdon including Coulsdon Railway Station and Town Centre Town Centre on the Coulsdon Road. Local amenities such as Doctors, Dentists and shops can be found in Old Coulsdon.

A PEACEFUL AND CONVENIENT LOCATION!

ACCOMMODATION

ENCLOSED PORCH

Double glazed and panelled front door, tiled flooring, courtesy light and glazed door to:

ENTRANCE HALLWAY

L shaped hallway with access to the loft, picture rail surround and radiator.

LIVING ROOM 19' 0" x 11' 9" *narrowing to 9'11"* (5.78m x 3.57m *narrowing to 3.01m*)

Double glazed sliding patio door to the rear garden, slight L shaped, coved ceiling, built in storage cupboard, two radiators, TV point.

KITCHEN 17' 1" x 6' 0" (5.20m x 1.83m) *max*

Double glazed windows to the rear garden and side aspect. Range of modern gloss white soft closing wall and base units with complementary worktops, one and a half bowl stainless steel sink unit with a mixer tap and a cupboard below.

Built in Zanussi Induction electric hob, NEFF electric oven with a foldaway door, under counter fridge and freezer. Space and plumbing for a washing machine, coved ceiling, inset spotlighting and radiator.

BEDROOM ONE 12' 4" x 9' 11" (3.75m x 3.01m)

Double glazed half bay window to front, coved ceiling and radiator.

BEDROOM TWO 11' 3" x 9' 4" (3.42m x 2.84m)

Double glazed bay window to front with a display shelf, coved ceiling, built in wardrobe, double radiator.

BATHROOM 6' 2" x 7' 5" (1.87m x 2.27m)

Double glazed frosted window to side, modern white suite comprising of a panelled bath with a mixer tap and separate wall mounted shower fitment with a hand held shower and large overhead shower rose, wash hand basin and a low flush WC. Quality tiled surrounds and flooring, stainless steel ladder style heated towel rail / radiator.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

The front garden has a part tarmac and crazy paved driveway providing off road parking for several vehicles. There are also well tended flowerbeds and low hedging providing seclusion from the road and access to the rear garden via a secure gate from the driveway. Please note the the neighbour has pedestrian right of way to their side gate and for maintenance purposes only, the driveway belongs to the bungalow.

REAR GARDEN

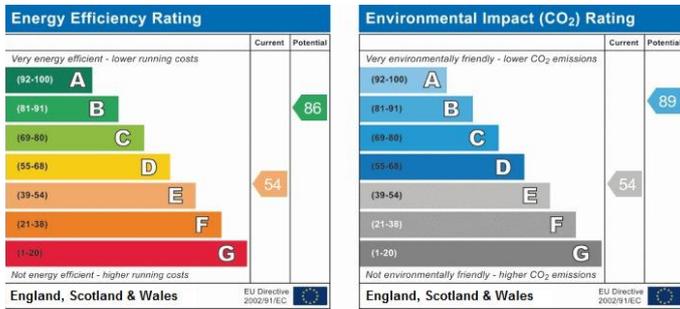
Landscaped and well tended secluded rear garden with established flowerbed surrounds, a stepping stone path leading to a Garden Shed across a level lawn. To the rear of the property there is a patio with a Sun Canopy. There is a gate leading to the driveway to the side of the property.

22/10/2020





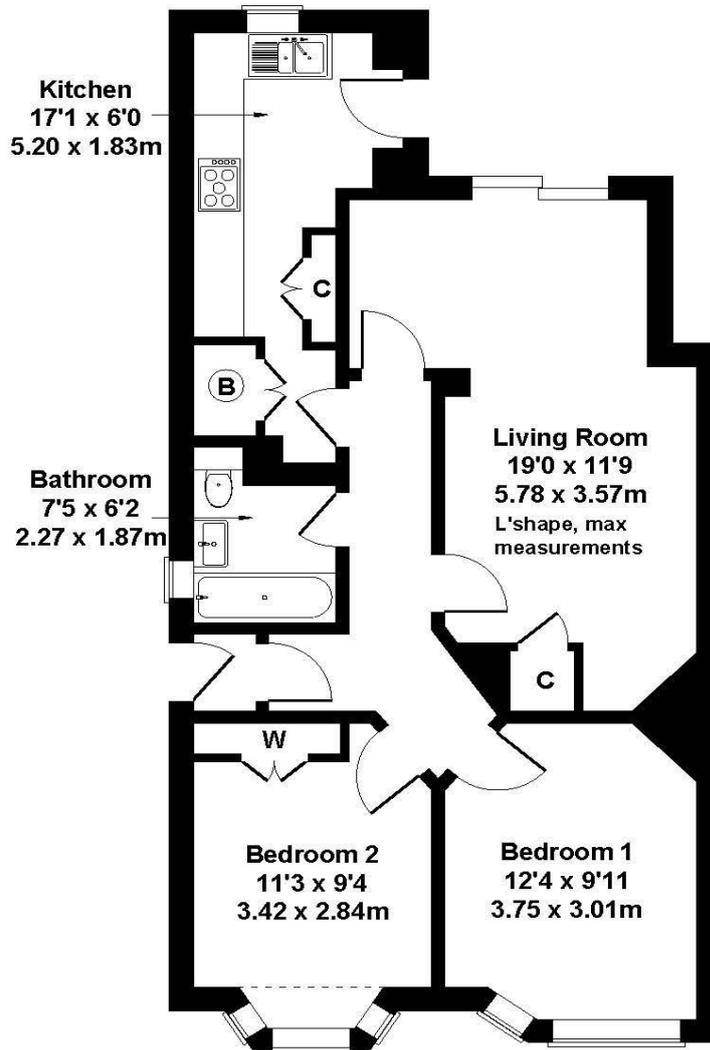
EPC GRAPH



FLOORPLAN

Forge Avenue

Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

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