
52
woodlands

52 CHURCH LANE AVENUE, HOOLEY, COULSDON, SURREY, CR5 3RT

£540,000

FREEHOLD

Spacious, four bedroom home in a popular spot, with a large garden and green outlook.

Located close to local shops, and within a short drive of multiple schools, trains stations, including mainline trains to central London, and some glorious green spaces.

Downstairs there is a living room with a fireplace and double doors opening to a separate dining room, which in turn has double doors to a spacious kitchen and also access to a large, double glazed conservatory, providing excellent, versatile additional living space. You also have a porch and entrance hall, with built in storage under the stairs, a study and utility room, which has a door to the side access.
Up on the first floor there is an L shaped landing with a window to the side and loft access. All four bedrooms are a good size, and have accommodated double beds for the current owners. There is a family bathroom, and an en-suite shower room accessed from the main bedroom.

Out to the front of the house there is a hard standing and walled boundary, and there is in fact a dropped kerb already installed, so adding in off road parking is a simple case of removing a low wall. The side access leads you through to a 115ft rear garden, that is mainly laid to lawn, with mature borders and trees.

Directly opposite the house there is a large, public green space, and just around the corner there is a parade of local shops, which includes a news agents and petrol garage.

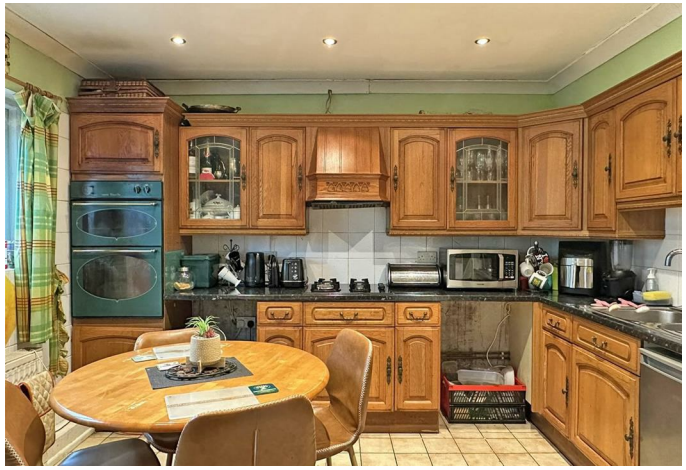
You are within easy reach of Junction 8 of the M25 and access to the M23 motorways, so the property is superbly well connected, as well as being right on the doorstep of some beautiful Surrey countryside.

- **FOUR BEDROOMS**
- **SCOPE FOR PARKING**
- **SPACIOUS KITCHEN**
- **CONSERVATORY**
- **COUNCIL TAX BAND: E**
- **LARGE GARDEN**
- **LOUNGE AND DINING ROOM**
- **UTILITY AND STUDY**
- **PLEASANT OUTLOOK**
- **EPC RATING: E**













ROOM DIMENSIONS:

ENTRANCE PORCH
11'11 x 2'10 (3.63m x 0.86m)

ENTRANCE HALL
18'0 x 10'11 (5.49m x 3.33m)

LOUNGE
15'5 x 10'11 (4.70m x 3.33m)

DINING ROOM
11'2 x 10'1 (3.40m x 3.07m)

KITCHEN
11'11 x 11'0 (3.63m x 3.35m)

CONSERVATORY
20'11 x 9'1 (6.38m x 2.77m)

STUDY
7'7 x 4'10 (2.31m x 1.47m)

UTILITY ROOM
7'7 x 6'3 (2.31m x 1.91m)

BEDROOM ONE
12'0 x 10'11 (3.66m x 3.33m)

BEDROOM TWO
10'10 x 8'0 (3.30m x 2.44m)

BEDROOM THREE
10'11 x 7'1 (3.33m x 2.16m)

BEDROOM FOUR
9'1 x 7'8 (2.77m x 2.34m)

BATHROOM
8'3 x 7'7 (2.51m x 2.31m)

ENSUITE SHOWER ROOM
10'11 x 2'5 (3.33m x 0.74m)

GAS CENTRAL HEATING

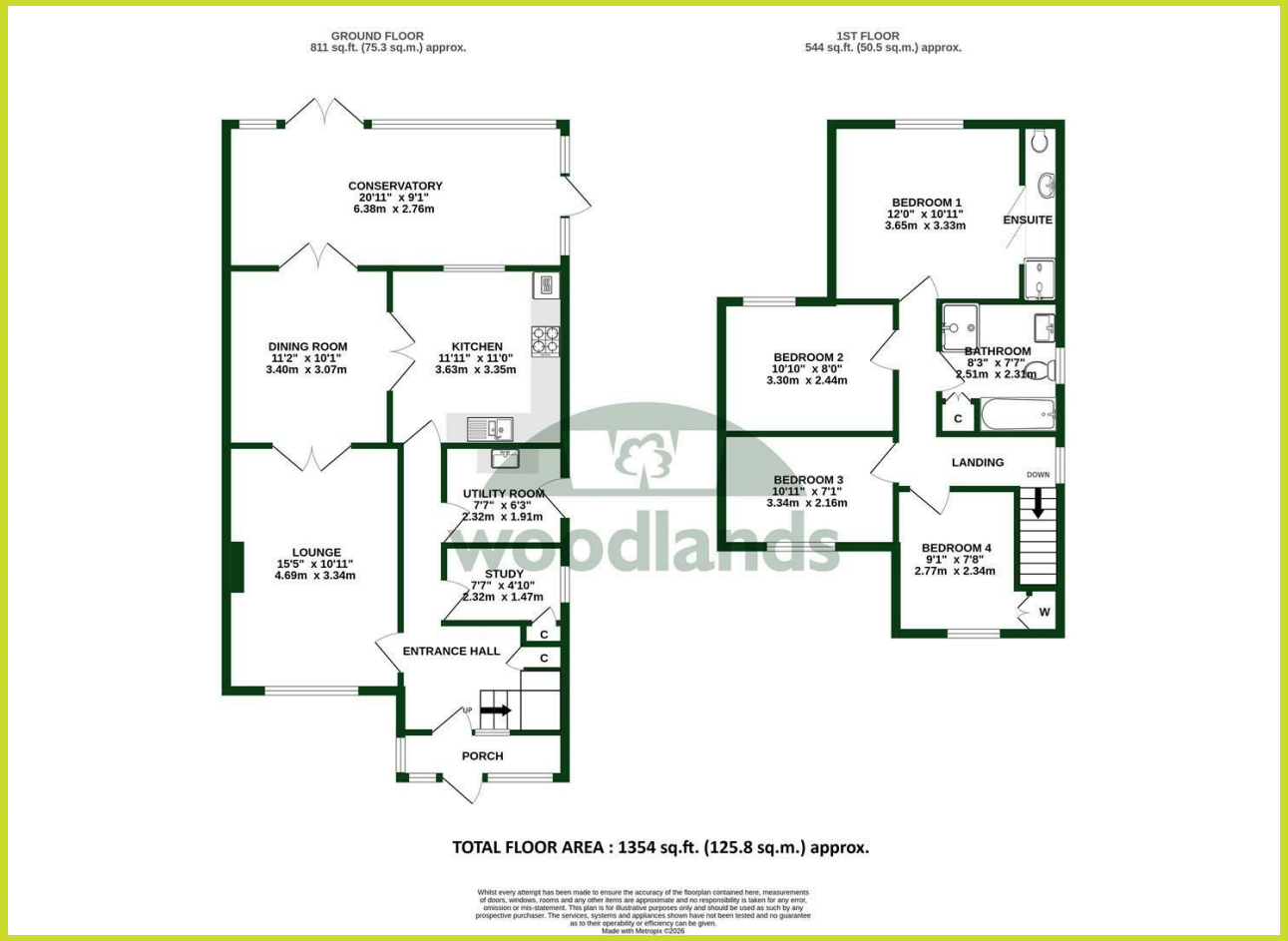
DOUBLE GLAZED WINDOWS

115FT REAR GARDEN













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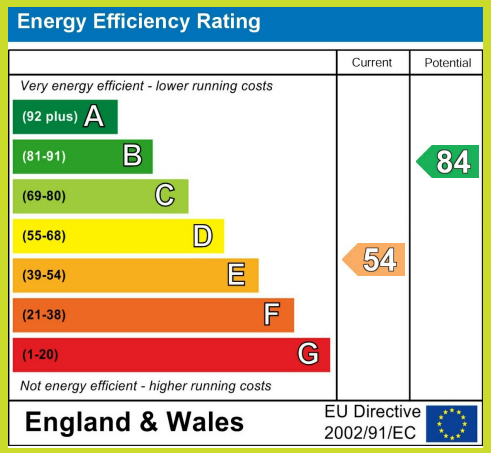
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