



- Four bedrooms
- Detached and refurbished
- En-suite
- Two storey out building
- Garage and off street parking

## Coppice Cottage, 6a Beech Avenue, South Croydon, CR2 0NL

Guide Price £850,000

This is a rare opportunity to acquire a unique and individual property set in an elevated position in a quiet residential road oozing character and charm. This 1920's residence formally known as the Woodmans Cottage for the Coppice provides lots of potential to create additional accommodation for any buyers' needs. The current owners have stylishly decorated this four bedroom detached home throughout and the versatile accommodation offers three receptions, refitted kitchen, conservatory enjoying the outlook on to landscaped grounds. Master bedroom suite offers dressing room and en-suite and there is further potential for the out buildings to be converted into an annex or office space. Ideally located for popular local state and independent schools as well as being 0.5m to Sanderstead station and 0.5m to Purley Oaks station. Viewing by appointment only.



## Property Description

### PORCH

Canopy porch with light.

### ENTRANCE VESTIBULE

Wooden front door with glazed panels, wall mounted electric meter circuit breaker in cupboard, double panel radiator, door to:

### INNER HALLWAY

Down lighters to ceiling, deep cloaks cupboard with light providing ample storage space.

### DOWNSTAIRS W.C.

Quarry tiled floor, low level w.c., wall mounted wash hand basin with tiled splash back, extractor fan.

### KITCHEN

Double glazed window to rear over looking garden, two double glazed windows to side. Range of fitted wall and base units with quartz work surfaces over, 1 1/4 bowl sink unit, single drainer with cupboards below, inset 5 ring induction hob, extractor fan over, electric oven below, tiled splashback, space for upright fridge freezer, plinth heaters, Karndean tiled floor.

### RECEPTION TWO

Double glazed windows to front and side aspects, double panel radiator, decorative coved cornice, ornamental ceiling rose.

### DINING ROOM

Double glazed windows to front aspect, double panel radiator, coved ceiling, double doors to:

### LOUNGE

Double glazed windows to front and side aspects, double panel radiator, feature fireplace with wooden surround, tiled insert and hearth, open fire, coved ceiling, doors from lounge to inner conservatory.





DOOR FROM HALLWAY TO:

**LOBBY AREA**

Deep storage cupboard, quarry tiled floor, cloaks area.

**UTILITY ROOM**

Double panel radiator, range of fitted base units, plumbing and space for washing machine, deep cupboard housing hot water tank and light, quarry tiled floor, dado rail, wall mounted Ideal Classic boiler.

**INNER CONSERVATORY**

Skylight, tiled floor, wall lights, double doors to conservatory and door to bedroom four.



**CONSERVATORY**

Double glazed windows and roof, double glazed doors to garden, tiled floor.

**BEDROOM FOUR**

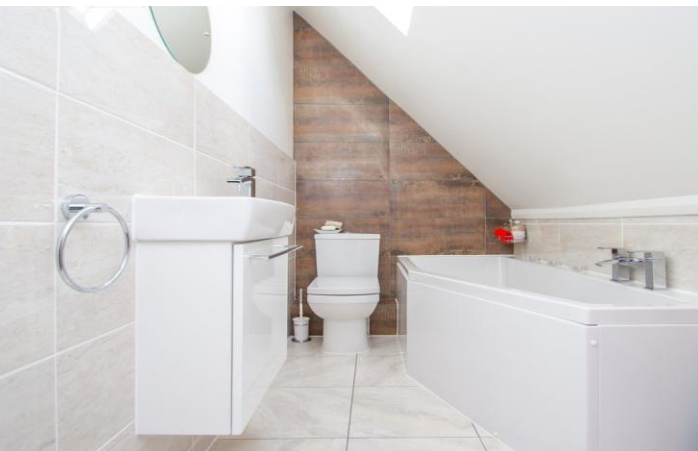
Beams to ceiling, double glazed window to rear, double panel radiator.

**STAIRS TO FIRST FLOOR**

Double glazed window on staircase, single panel radiator.

**LANDING**

Access to additional loft space with light.



**MASTER BEDROOM SUITE**

Double glazed window to front, double panel radiator, airing cupboard with shelves, wall lights, access to part boarded loft space, door to:

**ENSUITE SHOWER ROOM**

Double glazed obscured window, double fully tiled power shower cubicle, circular wash hand basin with tiled splash back, down lighters to ceiling, low level w.c., Karndean flooring.

#### DRESSING ROOM/BEDROOM

Double glazed window to front, single panel radiator.

#### BEDROOM TWO

Double glazed window to front aspect, double panel radiator.

#### BEDROOM THREE

Double glazed window overlooking garden, double panel radiator, deep storage cupboard.

#### BATHROOM

Velux window, white suite comprising low level w.c., wash hand basin in vanity unit with mirror over and storage below, corner shaped bath, tiled floor, wall mounted towel rail, wall light, part tiled walls.

#### REAR GARDEN

An impressive landscaped and well maintained rear garden with a large paved patio area, water tap, steps leading to lawn area which is screened by fencing and hedging, gravel area to side, security lighting and outside power, timber shed to rear with power, mainly laid to lawn, side access from both sides to front of the property.

#### FRONT GARDEN

Impressive frontage with tarmac sweeping driveway leading to front of property with paved patio area and steps to the front door. Driveway provides parking for several vehicles, security lighting.

#### GARAGE

Double doors to front, light and power, wall mounted circuit breaker, side window.

#### ADDITIONAL TWO STOREY GARAGE

Could be converted to annex STPP. Door leading to two rooms with double wooden doors to side, double glazed windows to front, power, stairs leading to upper level, room with two Velux windows, light and power.

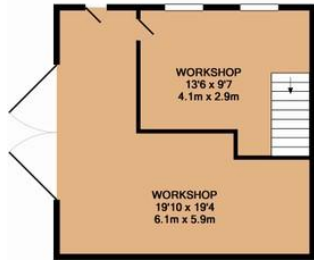




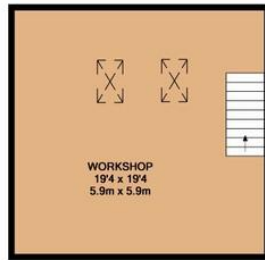
GROUND FLOOR



1ST FLOOR



WORKSHOP



WORKSHOP 1ST FLOOR

TOTAL APPROX. FLOOR AREA 1841 SQ.FT. (171.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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			
		38	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		30	65
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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