

Kennedys'

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248, Coulsdon Road
Coulsdon
CR5 1EH

Kennedys are delighted to offer to rent this charming maisonette located on Coulsdon Road in the picturesque town of Coulsdon. This delightful property boasts a spacious 958sq ft of living space, perfect for those seeking a comfortable and cosy home over two floors. Available Now as part furnished

£1,700 Per Month



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- Three Bedroom Masionette
- Living Space Over Two Floors
- Gas Central Rad Heating
- EPC Rating: D
- Own Entrance
- Close to Grange Park
- Council Tax Band D - Croydon
- Available Now Unfurnished / Part Furnished



PROPERTY DESCRIPTION

Welcome to this charming marionette located on Coulsdon Road in the picturesque town of Coulsdon. This delightful property boasts a spacious 958 sq ft of living space, perfect for those seeking a comfortable and cosy home.

Upon entering, you have stairs leading to the first floor which consists of Kitchen with Gas Hob, oven and extractor fan, freestanding washing machine, fridge and freezer. a couple of steps up brings you to a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. With two bedrooms or office space. Stairs leading to the second floor where you will find a good size bedroom, separate WC and bathroom.

There is no outside space, but you have the added bonus of being opposite Grange Park. The parking is on street with permit or pay and display car parks. The property is supplied by mains gas, electricity, water, and sewage. with Part Double glazing and the gas central heating.

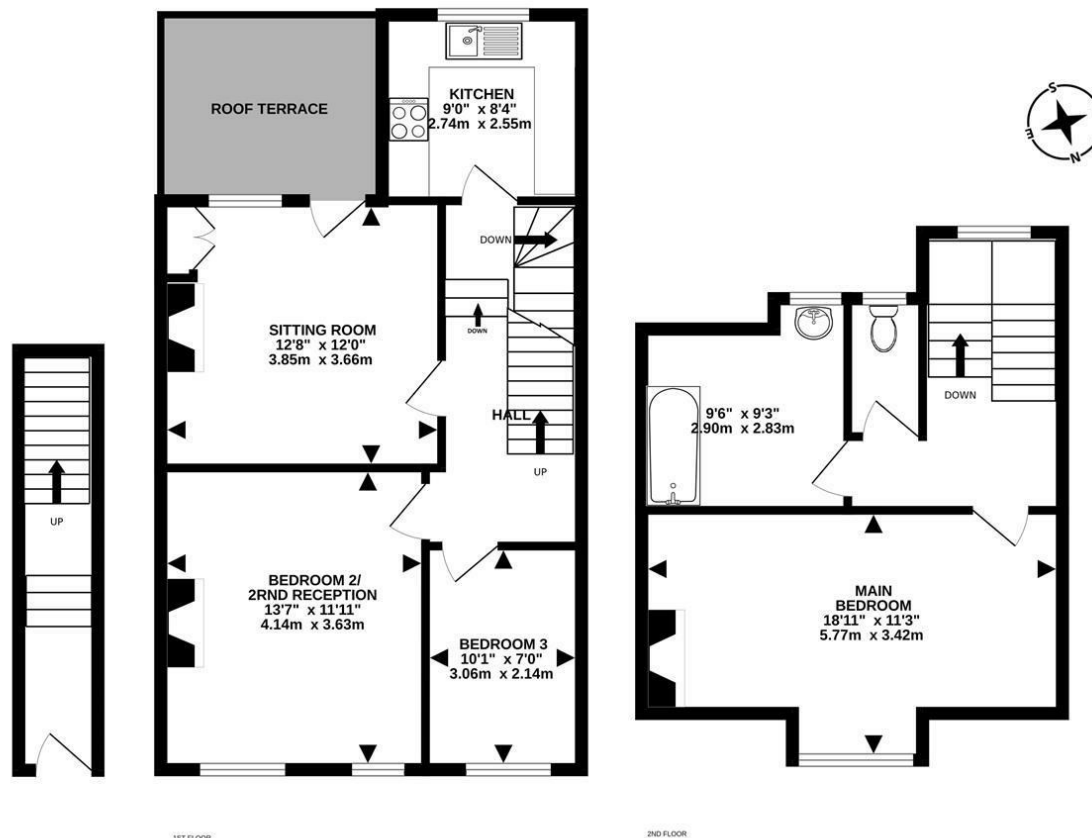
Please note all fireplaces are non working and are ornamental only.

The property is available from Now Part Furnished or unfurnished
Council Tax Band: D - Corydon Council

Situated in a desirable location, this marionette offers the perfect blend of suburban tranquility and urban convenience. Coulsdon Road provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a well-connected home. Being close to Coulsdon Town the apartment is served by a variety of shops, restaurants and transport links to London & Gatwick.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	71
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

11A The Parade, 248 Coulsdon Road, Coulsdon, Surrey,

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Leasehold
 EPC RATING: D
 COUNCIL: Croydon
 TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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