

FOLKLANDS



RICKMAN HILL, COULSDON

OFFERS IN EXCESS OF £450,000







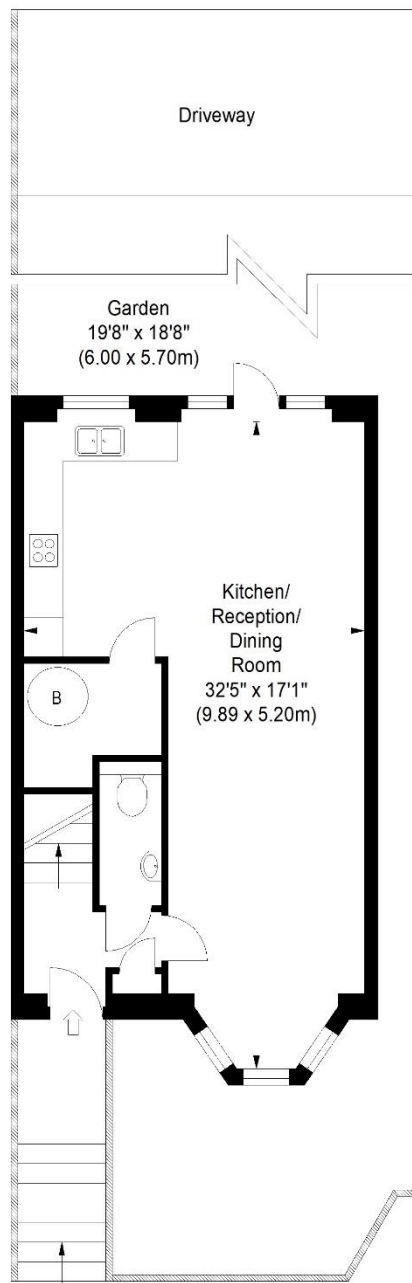




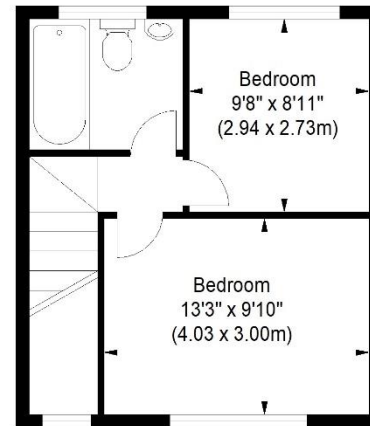
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Rickman Hill, Coulsdon

Approximate Gross Internal Area
860 sq ft / 79.89 sq m



Ground Floor



First Floor

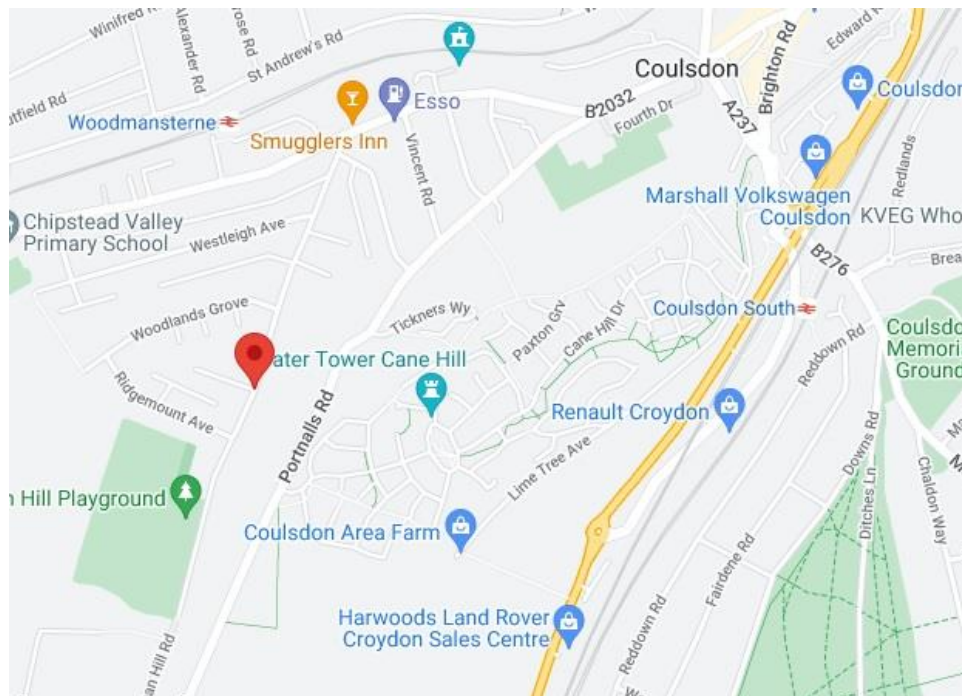
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ BRAND NEW HOME
- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ PRIVATE GARDEN & DRIVEWAY
- ❖ 10 YEAR NEW HOMES GUARANTEE
- ❖ STUNNING FINISH THROUGHOUT
- ❖ DOWNSTAIRS WC
- ❖ 0.3 MILES FROM WOODMANSTERNE TRAIN STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER C



**** Brand New Build ** Off-Road Parking ** Private Rear Garden ** A superbly built & designed two double bedroom end-of-terrace house situated within this popular residential road, conveniently located only 0.3 miles from Woodmansterne train station and approximately half a mile from Coulsdon town centre.**

This bright and airy home sits on a corner plot, with a large lawned front garden, there is side/ rear access, a private rear garden and off-road parking for one car. Internally, the house has been fully insulated, it has an ultra-modern heating system which includes underfloor heating to the ground floor, and there is the added bonus of a downstairs WC.

The accommodation comprises two spacious double bedrooms, a stylish family bathroom suite, a large bay-fronted living room, and a full-width kitchen/dining room featuring a contemporary fitted kitchen with integrated appliances. The rear garden enjoys a Westerly aspect and provides for an excellent entertainment space, this leads through to the parking space at the rear.

Furthermore, this property sits moments away from Rickman Hill recreational ground, it is nearby to several local golf courses, and is well served by an excellent choice of local primary & secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		