



Woodmansterne Road, CR5

Guide price £375,000



Share of Freehold | EPC rating: C

- Beautifully Curated 2-Bed Duplex Apartment
- Allocated Parking in Driveway

- Fantastic Location
- Very Spacious & Serene Environment

BELVOIR!

Property is personal

Email
sutton@belvoir.co.uk

Phone
020 3859 3444

Description

Discover the unique blend of convenience, space, style, appeal, and comfort in this stunning 2-bedroom duplex apartment. This sensational apartment features 2 floors: On the upper level is a bright, welcoming hallway with ample storage along with a family bathroom, a well-lit primary double bedroom, and a second double bedroom, offering a serene escape. The lower level boasts a stylish open plan living/dining area and a gorgeous well-equipped kitchen with modern built-in appliances - the perfect space for culinary enthusiasts and family gatherings. It is complemented by modern lighting, large windows and wood flooring which adds warmth and timeless elegance to this floor. To the rear exterior, the serene fenced-in garden offers the perfect retreat for outdoor relaxation.

This apartment is conveniently situated for well-regarded schools and major highways inc the M25/M23 Interchange as well as Coulsdon Town, Coulsdon South and Woodmansterne train stations providing commuter services to Croydon, London, Gatwick & the south coast. Coulsdon Town Centre is within walking distance, with well-connected bus routes to major towns. Indulge in the array of amenities and attractions including supermarkets and recreational facilities the area has to offer. Coulsdon is surrounded by an abundance of green belt land including Farthing Downs, Coulsdon Woods, Oaks Park to name but a few. You can also explore nearby landmarks such as Coulsdon Pavilion, Dunstan's Wood or Woodcote Park Golf Course, or take a short drive to visit the charming shops and eateries of this vibrant town.

This exceptional property comes with no onward chain and would make a wonderful home or investment purchase. Other outstanding benefits include a remarkable 999-year lease with a share of the freehold, allocated parking space in the driveway, video entry door system, bike store, gas central heating and good energy efficiency. Every detail in this home has been meticulously curated to elevate your living experience. Don't miss this chance to embrace the unparalleled lifestyle that comes with owning a home in a beautiful community. Your ideal haven awaits! Call now!

Photographs



Rooms

BEDROOM 1

13'0" x 10'0" (4m x 3m)

BEDROOM 2

11'0" x 7'0" (3.4m x 2.1m)

KITCHEN / DINER / LOUNGE

17'0" x 16'0" (5.2m x 4.9m)

BATHROOM

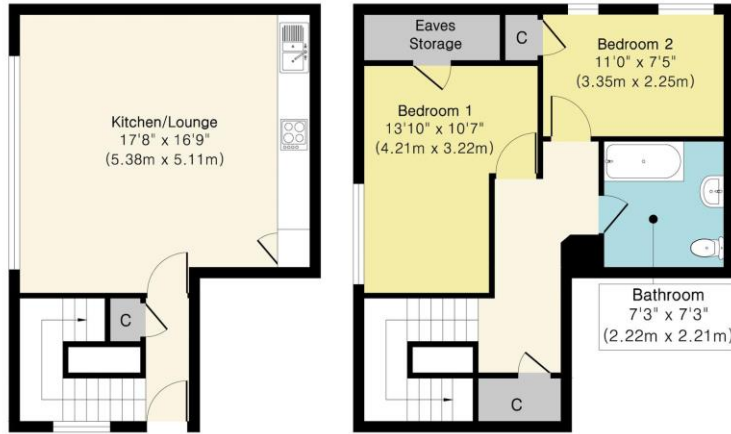
7'0" x 7'0" (2.1m x 2.1m)

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Woodmansterne Road, CR5



Ground Floor
Approximate Floor Area
367 sq. ft
(34.14 sq.m)

First Floor
Approximate Floor Area
422 sq. ft
(39.16 sq.m)

Approx. Gross Internal Floor Area 789 sq. ft / 73.30 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com

Map

