



## Woodmansterne Road, Coulsdon CR5

Guide price £355,000



Share of Freehold | EPC rating: C

- Beautifully Curated 2-Bed / 2-Bath First Floor Apartment
- Allocated Parking in Drive Way

- Great Location
- Very Spacious & Serene Environment

# BELVOIR!

Property is personal

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## Description

Step into this beautiful 2-bedroom, 2-bathroom first-floor apartment and experience a harmonious blend of convenience, space, style, appeal, and comfort.

This stunning apartment offers two spacious and sunlit bedrooms, complemented with a luxurious en-suite shower suite with heated flooring for your ultimate comfort and relaxation. Additionally, delight in tranquility with a luxurious bath in the generously sized family bathroom. Other notable features include a stylish open-plan living/dining area with a well-equipped kitchen complete with modern, integrated appliances and ample storage space. Whether you're a culinary enthusiast or love hosting family gatherings, this space is ideal for creating unforgettable moments. Enhanced by contemporary lighting, expansive windows, and elegant wood flooring, this floor exudes warmth and charm, providing the perfect backdrop for comfortable living and entertaining.

This apartment is conveniently located 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.

With no onward chain, this exceptional property presents an excellent opportunity for both homeowners and investors alike. Enjoy the added benefits of a 999-year lease with a share of the freehold, allocated parking space in the drive, 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 out on the chance to embrace the unparalleled lifestyle that comes with owning a home in this beautiful community. Call now to arrange a viewing!

## Photographs



## Rooms

### **BEDROOM 1**

15'0" x 9'0" (4.6m x 2.7m)

### **ENSUITE**

8'0" x 6'0" (2.4m x 1.8m)

### **BEDROOM 2**

14'0" x 11'0" (4.3m x 3.4m)

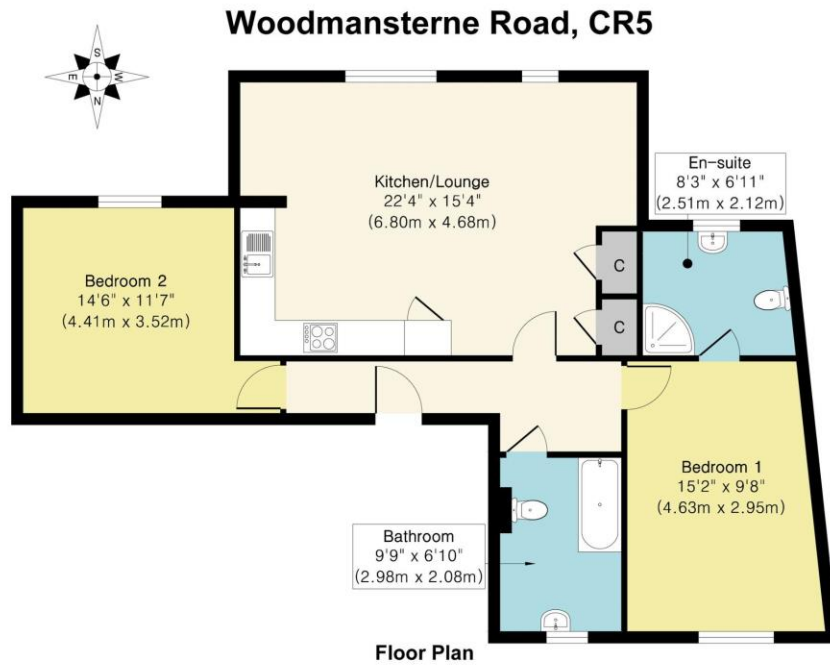
### **FAMILY BATHROOM**

9'0" x 6'0" (2.7m x 1.8m)

### **KITCHEN / DINER / LOUNGE**

22'0" x 15'0" (6.7m x 4.6m)

# Floorplan



**Approx. Gross Internal Floor Area 861 sq. ft / 80.04 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.  
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# Map



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