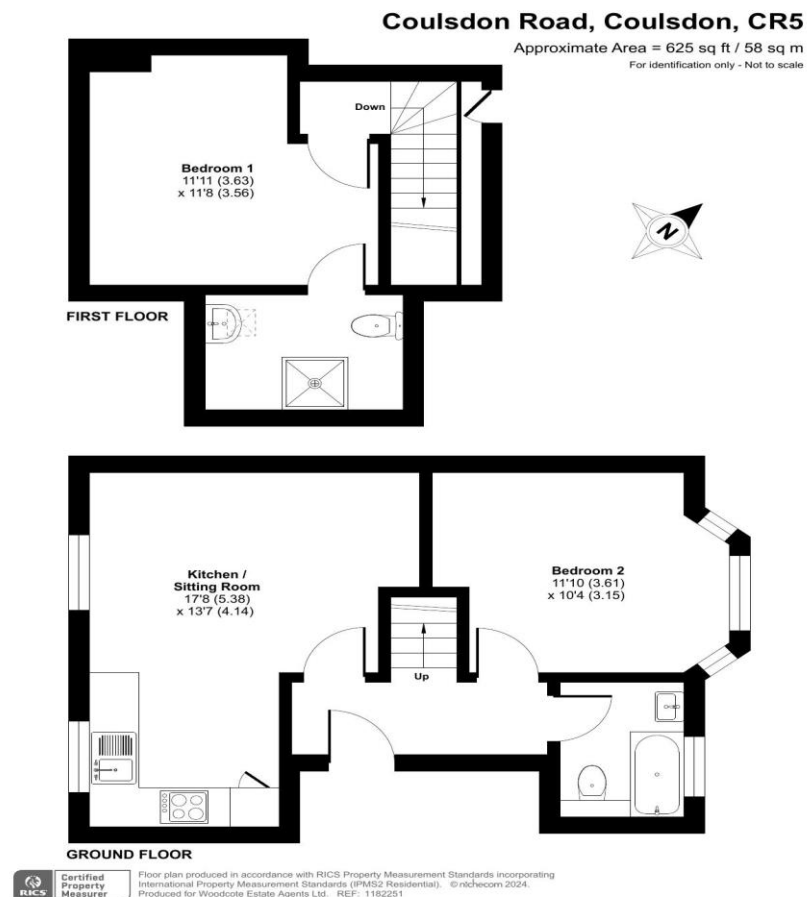


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures and fittings are not included in the sale. Prospective purchasers are always advised to commission a fully inspection and structural survey of the property before deciding to proceed with a purchase.

WOODCOTE ESTATE AGENTS

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📍 Stonehill, Old Quarry Hall, Springbottom Lane
 Bletchingley
 RH1 4QZ



Description

Woodcote Estate Agents are delighted to offer this brand new flat to the market with immediate availability. This first floor flat has been completely modernised to a very high specification and has an EPC rating of B which makes it fuel efficient. The property benefits from gas central heating. The fully fitted kitchen has a built in fridge/ freezer and washing machine, a gas hob, oven and a good range of floor and eye level cupboards. The open plan living dining area is perfect for families and entertaining. The bathroom is bright and fresh with a bath, shower, WC and sink as well as storage and a heated towel rail. Also on this floor, you will find the second bright and spacious bedroom with a beautiful bay window. Upstairs leads to the master bedroom with stunning shower room ensuite. There is also eaves storage on this floor. Unrestricted parking is available in the road at the side of the property. The flat is located in the heart of Old Coulsdon, the local area has many amenities, it is a 2 minute walk from Keston Primary School and a 3 minute drive from Oasis Academy. It is a 5 minute walk from the parade of shops in Old Coulsdon which has great restaurants



Coulsdon Road, Coulsdon, CR5 1EB



Star Items

Brand new fully refurbished flat
Walking distance to schools, parks, shops,
pubs and restaurants
Great EPC rating

Distances

1.6 miles to Coulsdon South Station
120 yards to Keston Primary School
.2 miles to local shops



Coulsdon Road, Coulsdon, CR5 1EB

