



Waddington Avenue, Coulsdon, CR5 1QG

Guide price £525,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

\*UNEXPECTEDLY RE AVAILABLE \*A well presented and spacious three bedroom semi- detached home situated in the Village of Old Coulsdon.

### Accommodation

The ground floor benefits from an entrance hallway leading to the kitchen, living and dining room. The ground floor offers a separate kitchen with ample worktop and cupboard space which leads out into the garden. At the front of the property you have the bright living room. The second reception and dining room has direct access into the kitchen and outside into the garden, perfect for entertaining. The ground floor also provides use of a W/C and wash basin. The first floor offers three bedrooms and the family bathroom and separate WC. This home boasts light throughout with a window in every room.

The great sized garden has a patio area great for entertaining and a decking area, great for a hot tub or BBQ space, also with side access to the garage and the front of the home. You have the bonus of a driveway to the front of the house with ample parking for two cars.

This property is great for families, investors and those looking to extend with the high potential it comes with.

### Location

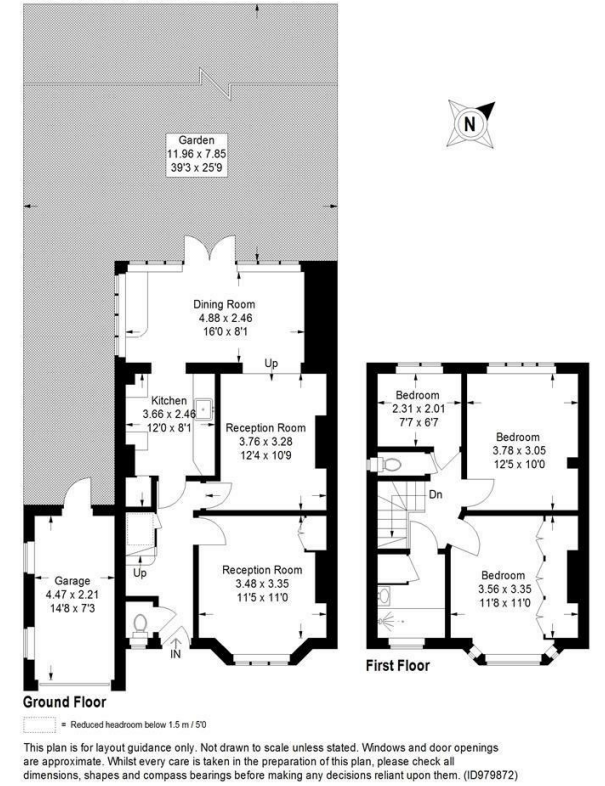
Waddington Avenue is located with great access to local amenities including shops, pubs, coffee shops and restaurants right on your door step. The area holds numerous amounts of green areas including Grange Park, Bradmore Green and Coulsdon Manor Golf Course. You will also have the bonus of great transport links including bus connections to the local towns of Caterham, Purley, and central Croydon. Coulsdon South railway station is just under two miles away which supplies excellent access into Central London, Gatwick and also the Coast. The A22 offers easy access back into London while the M25/M23 provide fantastic commuting links to Gatwick and the South East. There are also access to many primary and secondary schools within 0.5 of a mile.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### Waddington Avenue Coulsdon, CR5

Approximate Gross Internal Area  
 Ground Floor = 55.0 sq m / 592 sq ft  
 First Floor = 40.8 sq m / 439 sq ft  
 Garage = 10.3 sq m / 111 sq ft  
 Total = 106.1 sq m / 1142 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91)	B		(92 plus)	A	
(69-80)	C		(81-91)	B	
(55-68)	D		(69-80)	C	
(39-54)	E		(55-68)	D	
(21-38)	F		(39-54)	E	
(1-20)	G		(21-38)	F	
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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