



9 Shaw Grove, Coulsdon

£475,000 Freehold



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Shaw Grove is a quiet cul-de-sac of newly built homes at the end of Caterham Drive, immediately adjoining Coulsdon Common. Old Coulsdon Village offers excellent local amenities and boasts a truly community atmosphere. The area offers a good selection of schools and recreational facilities, and Old Coulsdon is well-placed for easy road access to the M23/25 motorways.

The kitchen opens directly onto a spacious open-plan reception room with modern appliances and a downstairs W.C. A hallway situated off the kitchen provides a staircase to the upper floors. The bright ground-floor interior combines tasteful design, modern lighting, and high-quality finishes in perfect harmony with the property's style.

The first floor provides two double bedrooms and a family bathroom fitted to a high standard with high-quality fittings, including a shower over bath. The bedrooms are beautifully finished with neutral décor and carpet. The second floor provides a large double bedroom with excellent natural light



- › Three Bedroom Semi-Detached House
- › Off Street Parking For Two Cars
- › Downstairs W.C.
- › Gas Central Heating
- › Cul De Sac Location
- › High Quality Finishes Throughout



## Shaw Grove

Approximate Gross Internal Area = 103 sq m / 1109 sq ft  
(Including Eaves)



Illustration for identification purposes only, measurements are approximate,  
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