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MARRIOTT VERNON

ESTATE AGENTS



1A Woodhatch Spinney, Coulsdon, CR5 2SU

Asking price £375,000



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# 1A Woodhatch Spinney

## Coulsdon, CR5 2SU

Marriott Vernon are delighted to welcome to the market this bright and well proportioned two bedroom bungalow (736 Sq.Ft) with gardens to side and rear, garage en bloc and no onward chain.

Enjoying an elevated position in a quiet residential location, the property provides bright and spacious accommodation, including a 19'8 x 14'6 reception room opening onto the garden, separate well equipped kitchen and modern shower room. Further features include gas central heating, double glazing, ample inbuilt storage and neutral interiors.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with double doors onto the garden and ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. There are two well sized bedrooms, each with inbuilt storage, plus a shower room with modern walk-in shower suite and tiled walls.

The property is located within easy access of Coulsdon Town and Coulsdon South stations, as well as regular bus routes, all providing excellent connections to the surrounding area. Nearby Coulsdon provides an array of shops, cafes, eateries and amenities, whilst Purley and Croydon shopping centres are just slightly further afield for a wider variety of shopping facilities. The A23 provides useful connections to both the M23 and M25 for good vehicular access, and the area is well served by excellent local schools and lovely open spaces including nearby Happy Valley Park, Farthing Downs and Coulsdon Common. Coulsdon Manor Golf Club is also just a short distance away.

Viewings are highly recommended.



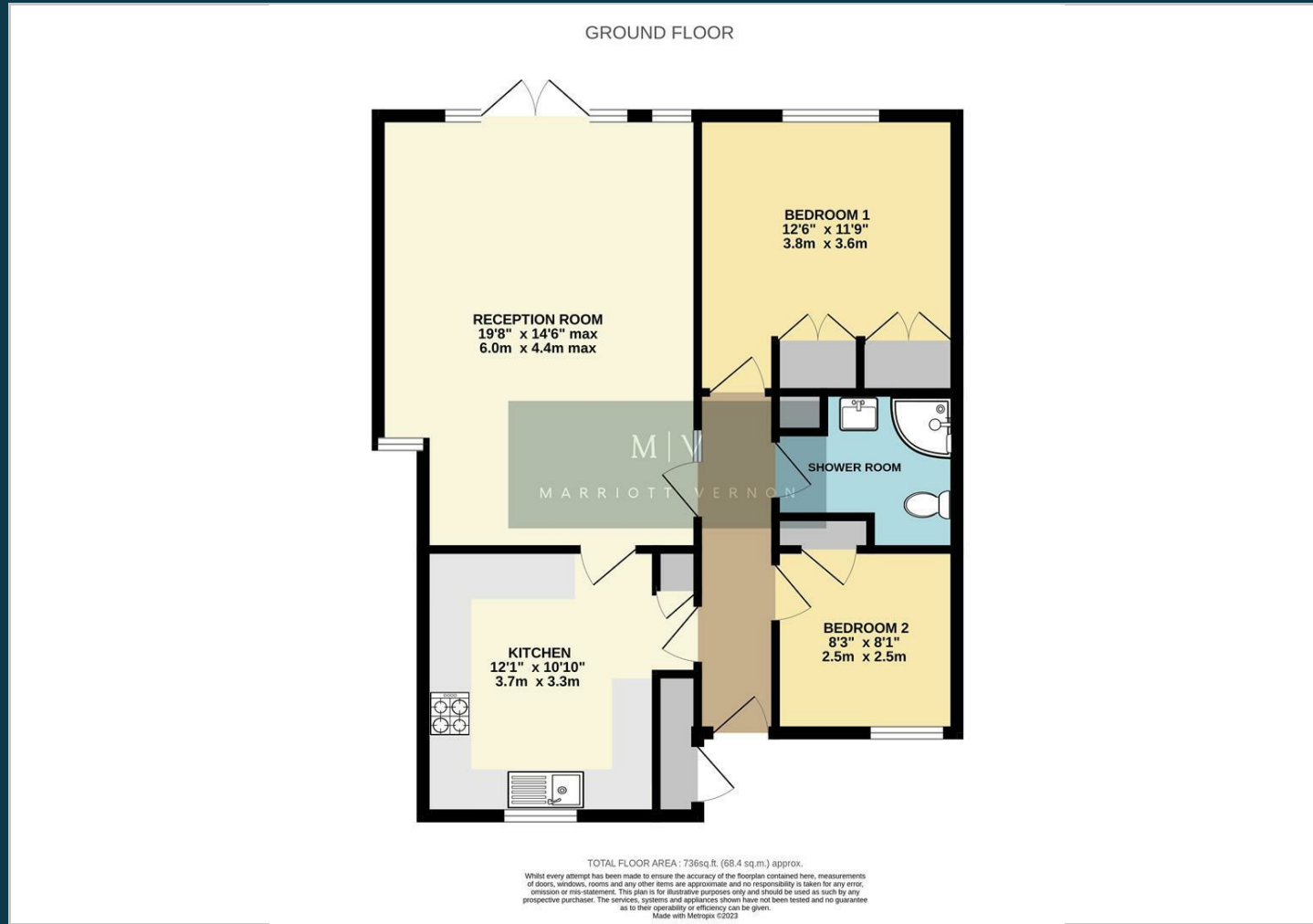




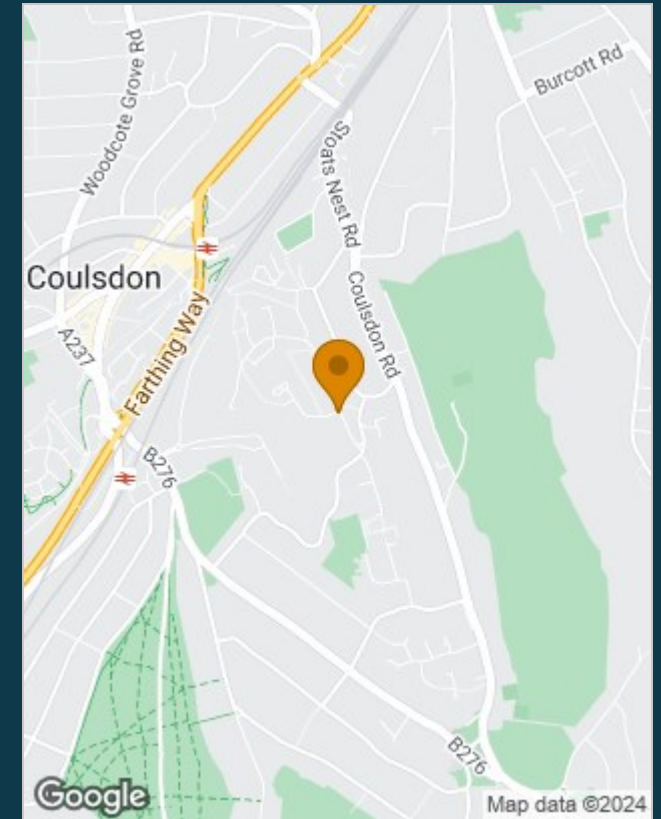
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## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.