



Lion Green Road

Guide-Price: £300,000 - £325,000.

Located just moments from Coulsdon Town, this two-bedroom terraced property comes to the market perfect for anyone looking for a project.

Internally, the property features a through-lounge which is dual-aspect, two good-size bedrooms, kitchen and bathroom.

Externally the property benefits from a back garden with a garage to the rear.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

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Living Room

The living room is dual-aspect with two single-casement double-glazed windows, two feature gas fireplaces, storage cupboard, stairs ascending to first floor and two lights.



Kitchen

The kitchen includes a range of wall and base units with work surface area, sink with drainer, part-tiled walls, single-casement double-glazed window, double-glazed glass-panel door leading to rear garden, space for washing machine, space for fridge freezer and light.

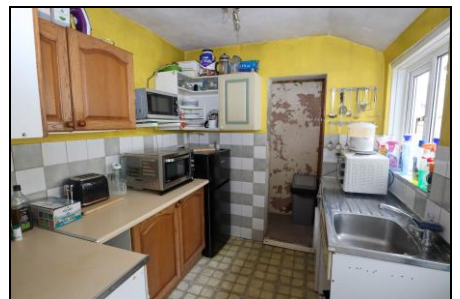


Hallway

The hallway includes a storage cupboard.

Bathroom

The bathroom includes a W.C, wash-hand basin, panel-enclosed bath with electric shower, two double-glazed opaque windows and light.



Master Bedroom

The master bedroom includes two single-casement double-glazed windows and light.

Bedroom Two

Bedroom two includes a storage cupboard, single-casement double-glazed window and light.

Rear Garden

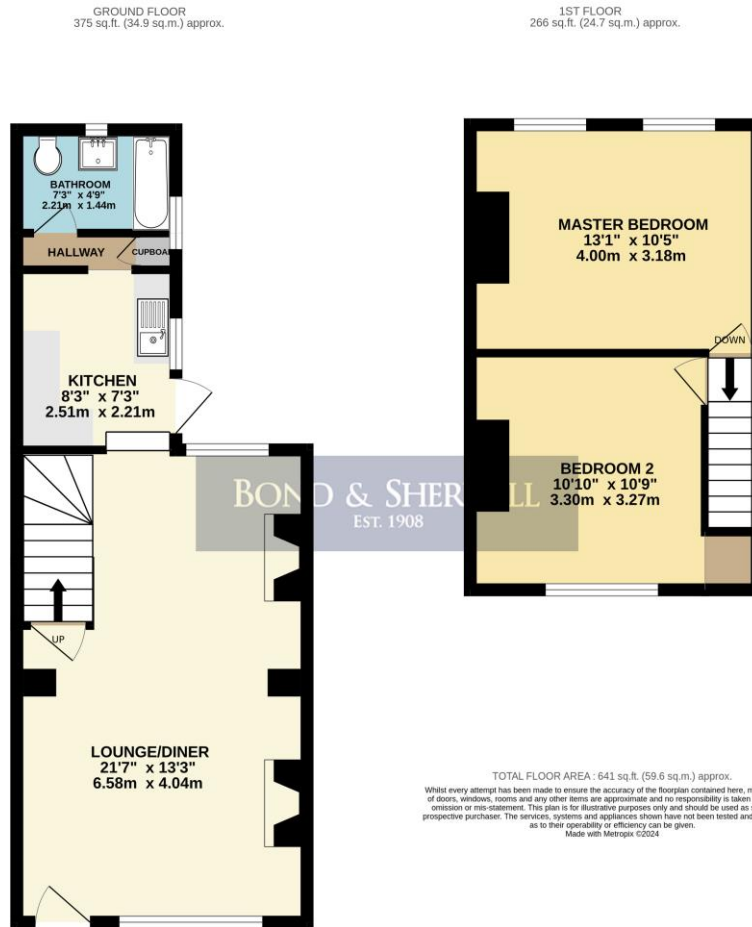
The rear garden is mostly laid-to-lawn with a patio area and access to the garage.



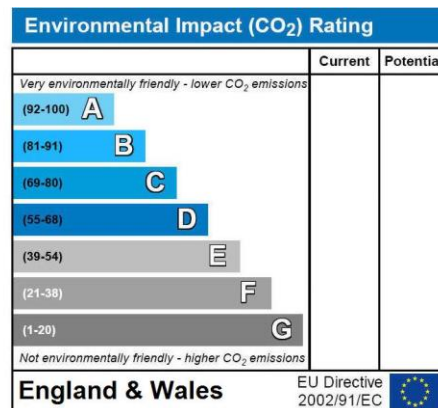
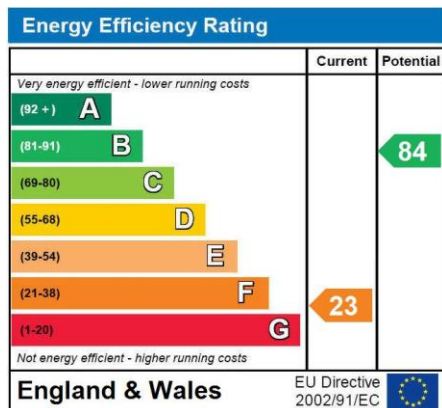
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Energy Performance Certificate



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