



Woodcote Grove Road | | Coulsdon | CR5 2AF

Asking Price £620,000

BOND & SHERWILL
EST. 1908

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Occupying a substantial plot this three-bedroom, semi-detached property offers the perfect opportunity for any buyer, with potential to extend subject to planning permission and good proximity to Woodcote School.

The interior includes two good-size reception rooms, kitchen, entrance hall, three bedrooms and bathroom.

Additional features include a garage, external W.C and off-street parking for multiple vehicles.

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 widely 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.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon and the surrounding area also include a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Woodcote Primary School, Wallington High School for Girls and Woodcote High School.



Porch

The porch includes tiled floor and two double-glazed windows.

Entrance Hall

The entrance hall includes radiator, picture rail, stairs ascending to first-floor and under-stairs cupboard.

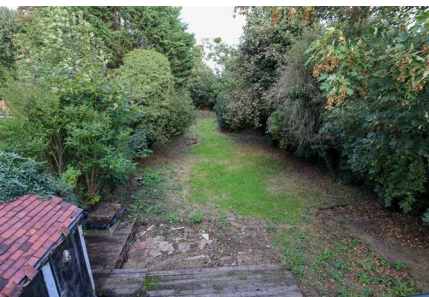
Lounge

The lounge is dual-aspect and includes double-glazed feature bay window, double-glazed window, radiator, wood hearth with tiled surround, picture rail and coved ceiling.



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Dining Room

The dining room is dual-aspect and includes double-glazed double-doors leading to rear garden, double-glazed window, two double-glazed single-casement windows, two radiators and picture rail.

Kitchen

The kitchen includes wall & base units with work surface area, four-ring gas hob with oven & extractor hood, partially-tiled walls, space for fridge/freezer, one & a half bowl sink with drainer, double-glazed window, pantry, space for washing machine and double-glazed door to rear garden.

Landing

The landing includes picture rail and loft hatch.

Master Bedroom

The master bedroom is dual-aspect and includes double-glazed feature bay window, double-glazed window and picture rail.

Bathroom

The bathroom includes tiled floor, tiled walls, pedestal wash-hand basin, low-level W.C, radiator, double-glazed window and panel-enclosed bath.

Bedroom Two

Bedroom two is dual-aspect and includes two casement double-glazed window, single-casement double-glazed window, radiator and picture rail.

Bedroom Three

Bedroom three includes double-glazed single-casement window, radiator and picture rail.

Garage

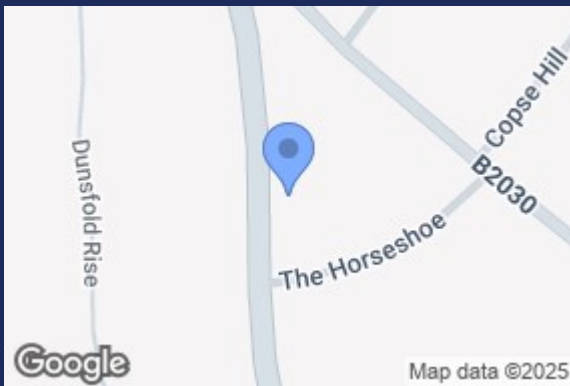
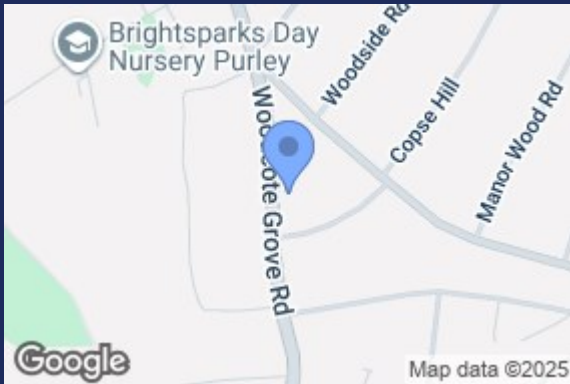
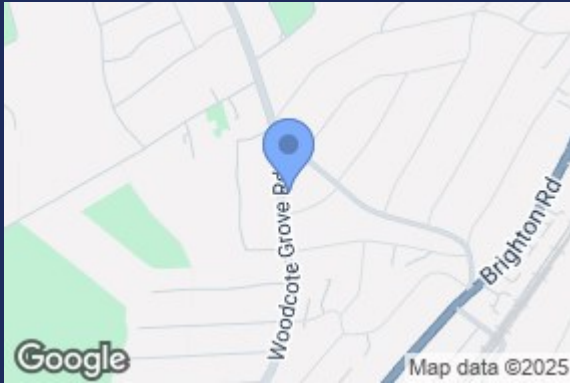
The garage includes an up & over door.

Front Garden

The front garden includes off-street parking and a range of trees, plants & shrubs.

Rear Garden

The mostly-level rear garden is partially laid to lawn with a decked area and includes side access, water tap and a range of trees, hedges, plants & shrubs. There is also a boiler room including a Vailant boiler and a W.C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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