



**17 Station Approach Road**  
Coulsdon, CR5 2BT

**Price Guide £325,000**





## 17 Station Approach Road

Coulsdon, CR5 2BT

A brilliant opportunity to purchase this favourably sized 2 double bedroom modern ground floor apartment benefiting from not just 1, but 2 private patio areas in the heart of Coulsdon town.

The property comprises: Secure Communal Entrance with Stair and Lift Access to Lower Ground Floor where apartment is situated, Entrance Hallway in to Apartment, Open Plan Living/Fitted Kitchen and Dining Room with direct access to Private Patio, Bedroom 1 with direct access to Private Patio, Family Bathroom and Bedroom 2.

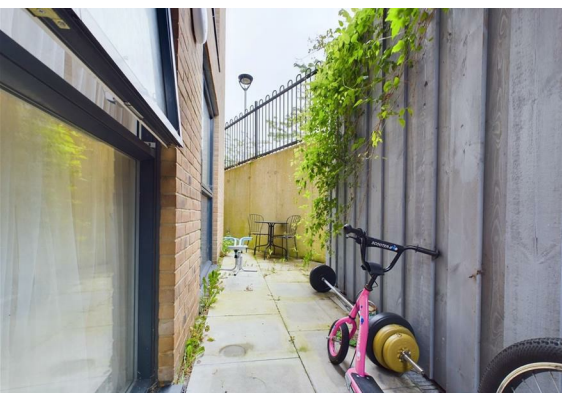
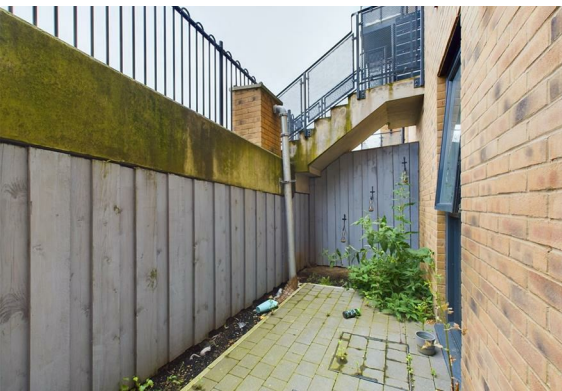
Outside you also have 1 allocated parking space.

Situated only a short walk from the centre of Coulsdon you will find many local amenities on your doorstep including popular restaurants, bars, cafes, eateries and take aways, 3 major super stores of which include Waitrose, Tesco and Aldi along with local bus routes providing services to Streatham, West Croydon, Redhill and Caterham to name a few.

Coulsdon Town Train Station is less than a 1 minute walk offering direct links to London mainline stations and Coulsdon South Train Station is just 0.5 miles away servicing central London, Gatwick & Brighton.







Communal Entrance Access

Entrance Hallway in to property

Open Plan Living/Kitchen/Dining Room

22'3 x 19'0 (6.78m x 5.79m)

Bedroom 1

13'0 x 12'1 (3.96m x 3.68m)

Bedroom 2

14'9 x 10'2 (4.50m x 3.10m)

Bathroom

Patio 1 off Bedroom 1

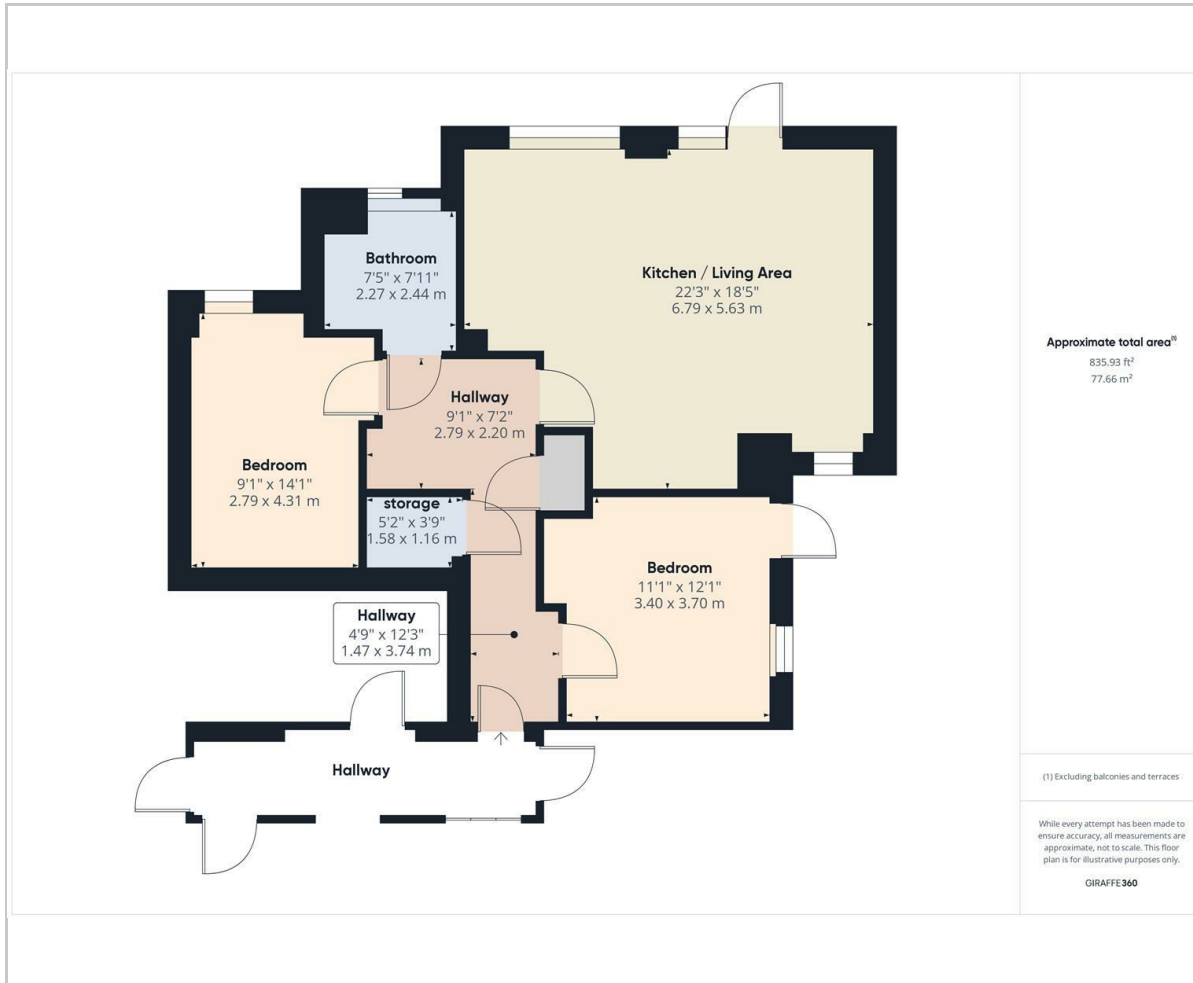
7'1 (2.16m)

Patio 2 off Living Area

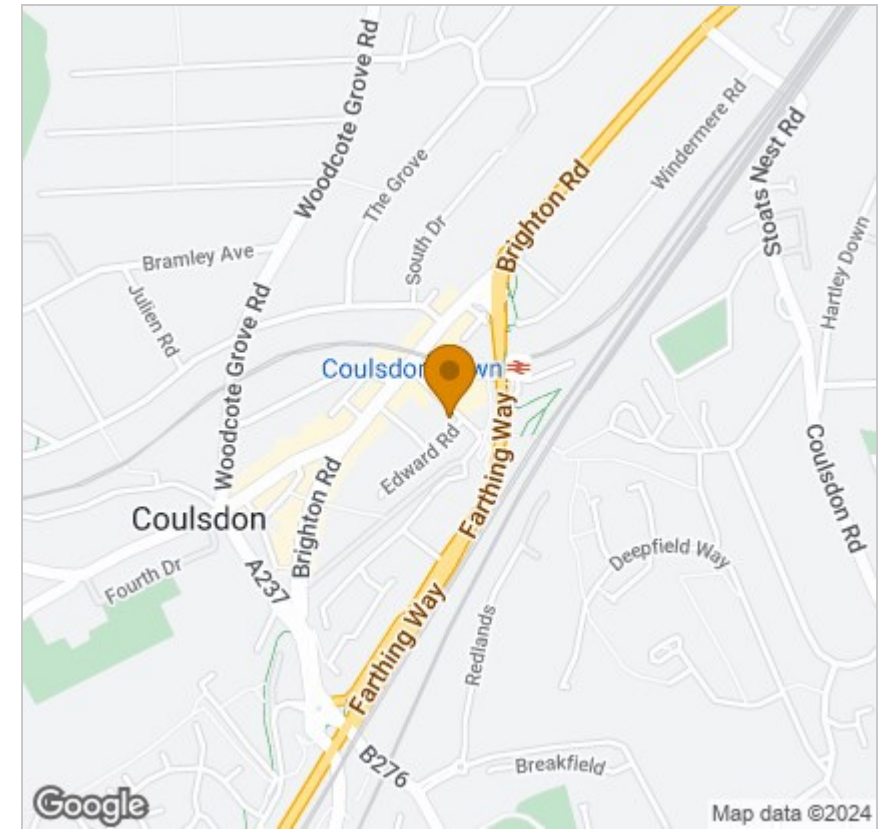
16'5 x 6'6 (5.00m x 1.98m)

Allocated Parking Space

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

