



**31 Woodlands Grove**  
Coulson, CR5 3AN

**Offers In Excess Of £475,000**





## 31 Woodlands Grove

Coulsdon, CR5 3AN

Welcome to this charming mid-terrace house located on the prestigious Woodlands Grove in Coulsdon. This delightful property boasts a Living room and kitchen/diner perfect for entertaining guests or simply relaxing with your family. With four bedrooms spread across the house, there is ample space for everyone to enjoy their own privacy.

Built in 1930, this characterful home exudes a timeless appeal while offering modern comforts. The property features two bathrooms, ensuring convenience for all residents. The 1,098 sq ft layout provides a comfortable living space, ideal for a growing family or those who love to host gatherings.

One of the standout features of this property is the decent-sized garden, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months. Additionally, the double garage provides convenient parking and extra storage space.

Situated on a prime road, this house is in good condition, ready for you to move in and add your personal touch. Whether you are looking for a family home or a place to create lasting memories, this mid-terrace gem offers the perfect blend of character and practicality. Don't miss the opportunity to make this house your home in the heart of Coulsdon.







Entrance hallway

Living room

Kitchen/diner

Landing

Bathroom/WC

3 bedrooms to this floor

Stairase to 2nd floor

Bedroom

2nd Bathroom/WC

Double garage

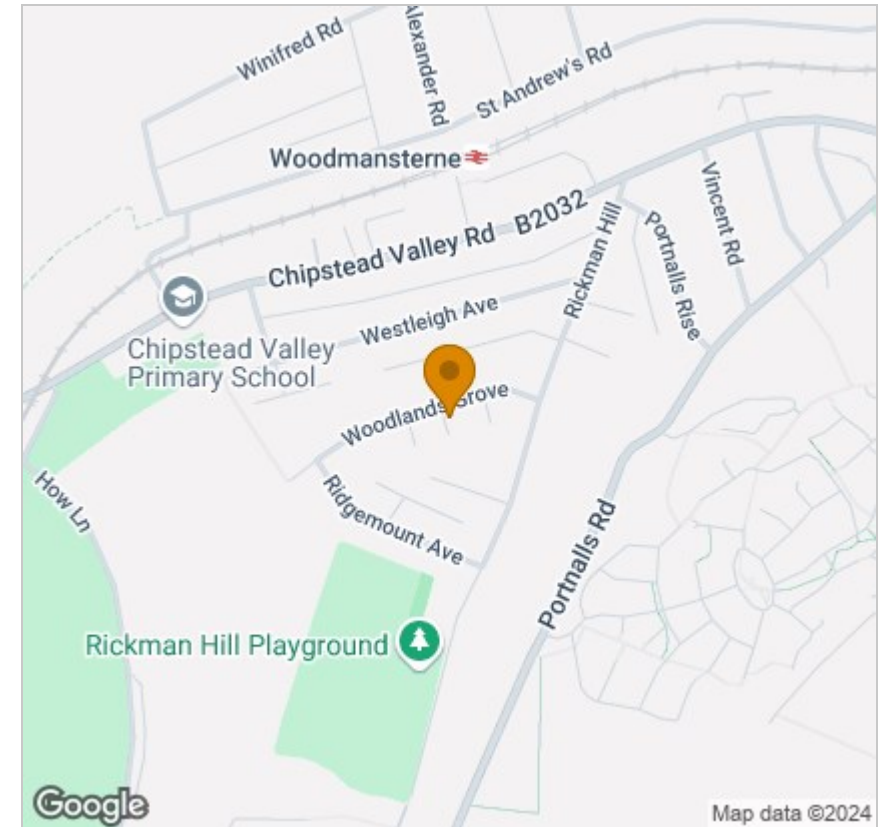
Garden



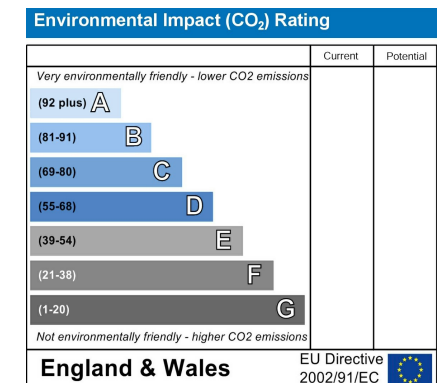
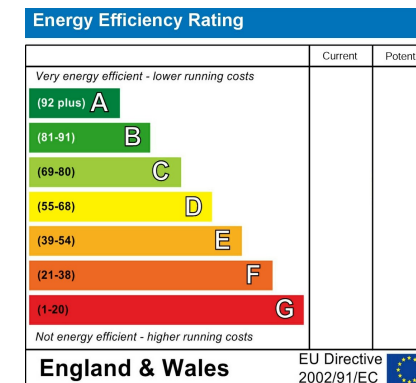
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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