

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

**Offers In The Region Of £465,000**



## 23 Woodlands Grove

Coulsdon, CR5 3AN

A double fronted three bedroom End of Terrace with detached double garage and large garden, and no chain. Occupying an elevated position with far reaching views across the valley. Much loved for over 60 years an opportunity now exists for a new owner to re model this spacious home and enjoy the extensive rear garden this home offers.

Accommodation:- Entrance hall, Living room, Dining room/sun lounge Extended Kitchen, Utility room/sun room, Cloakroom/WC. Upstairs three bedrooms Shower room. Outside an elevated frontage well stocked. Fabulous extending rear garden to woodland area for further play. Detached double garage accessed via private road.

Located on a popular residential road to the West side of Coulsdon. Convenient for well performing local schools to suit all ages. Woodmansterne station is the closest with mainline travel from Coulsdon South and Coulsdon Town.

Do not let the modest exterior fool you - This is a hidden gem - Incredible potential - CALL TO VIEW.





Entrance hallway  
6'4 x 4'11 (1.93m x 1.50m)

Living room  
19'5 x 13'6 (5.92m x 4.11m)

Dining room  
9'4 x 11'2 (2.84m x 3.40m)

Kitchen  
19'3 x 6'8 (5.87m x 2.03m)

Utility room/sun room  
5'11 x 6'7 (1.80m x 2.01m)

Cloakroom/WC  
5'6 x 3'11 (1.68m x 1.19m)

Landing  
6'3 x 3'2 (1.91m x 0.97m)

Bedroom 1  
11'11 x 10'3 (3.63m x 3.12m)

Bedroom 2  
9'3 x 8'2 (2.82m x 2.49m)

Bedroom 3  
8'6 x 6'0 (2.59m x 1.83m)

Shower room  
5'5 x 5'11 (1.65m x 1.80m)

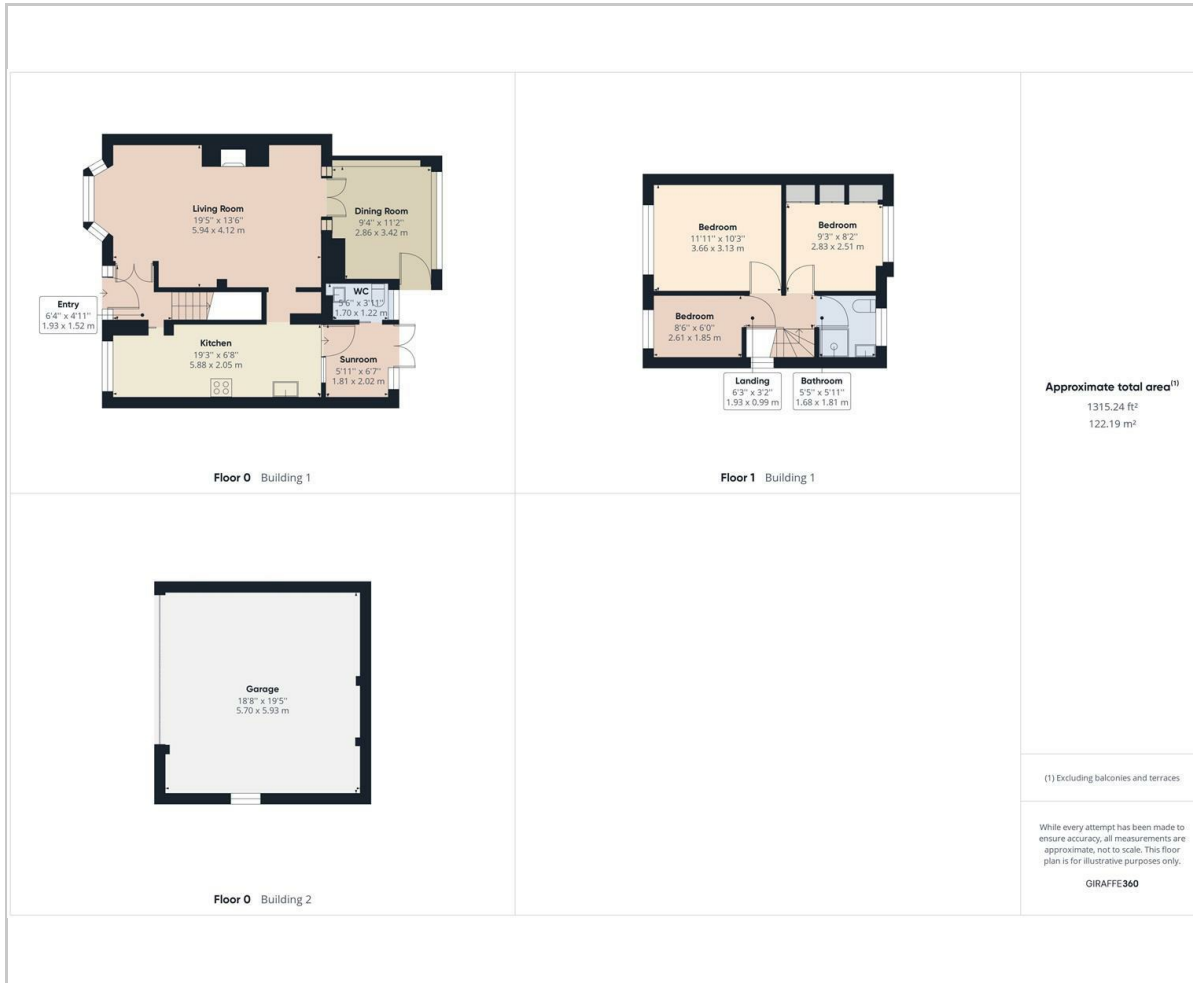
Garden frontage

Rear garden

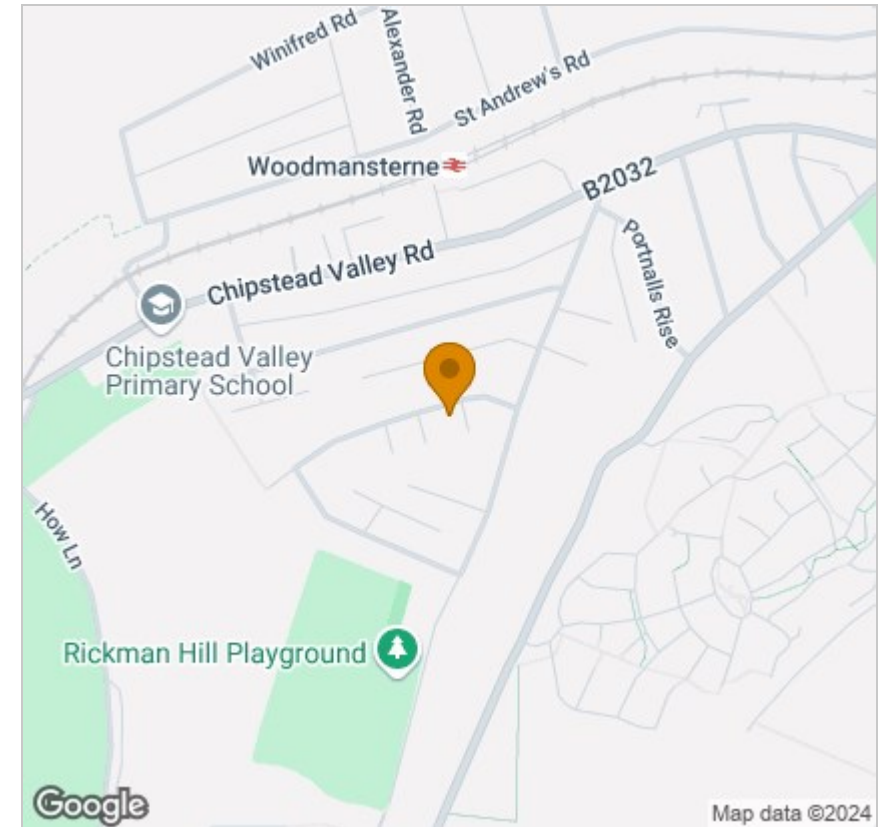
Garage  
18'8 x 19'5 (5.69m x 5.92m)



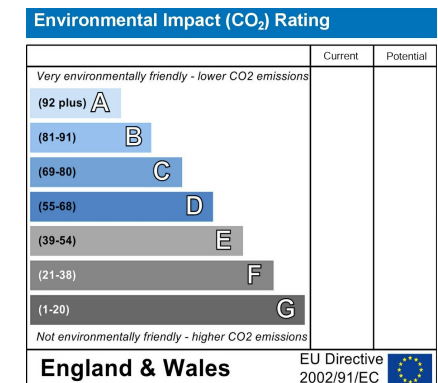
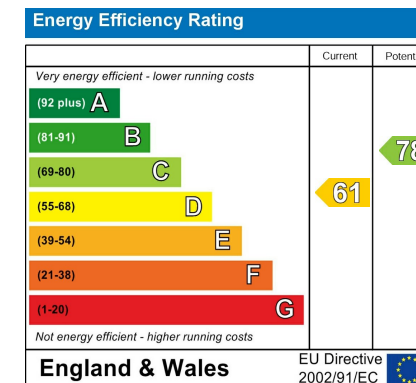
## Floor Plan



## 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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