DANIEL ADAMS

14 Woodman Road
Coulsdon, CR5 3HP

Price Guide £425,000

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Nestled on Woodman Road in Coulsdon, this charming two-bedroom terraced house presents an excellent opportunity for families and commuters alike. Just a stone's throw from Coulsdon Town Centre, residents will enjoy easy access to local schools, shops, and a variety of eateries, making it a highly desirable location.
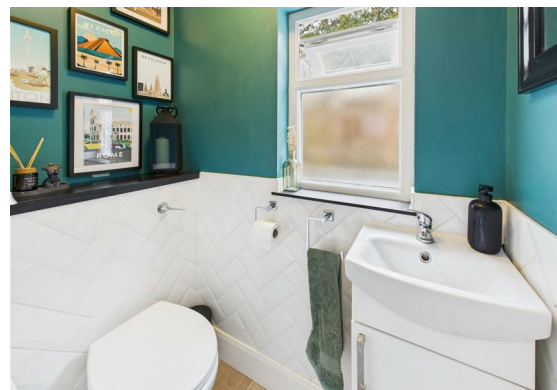
Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious open-plan lounge-dining area, perfect for social gatherings and family time. The living space flows seamlessly into the kitchen, which is cleverly separated by a convenient worktop area, enhancing both functionality and style. Additionally, the ground floor boasts a utility room and a downstairs W.C., adding to the practicality of the home.

Venturing upstairs, you will find a generously sized master bedroom, complemented by a second bedroom that is ideal for children, guests, or even a home office. The family bathroom is well-appointed, catering to the needs of the household.

The outdoor space is equally appealing, featuring a small patio area that leads up to a level lawn, providing an ideal setting for summer barbecues and outdoor relaxation.

With the added benefit of no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this delightful home; contact us today to arrange a viewing.

Entrance Hall

Through Lounge

Dining Area

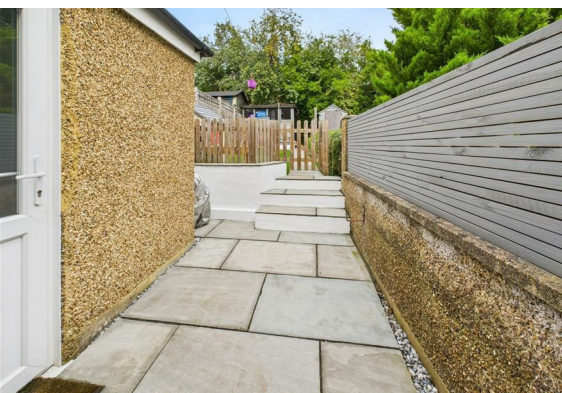Open Plan Kitchen

Utility Room

Downstairs W.C

Stairs to first floor landing

Bedroom 1

Bedroom 2

Upstairs Bathroom

Rear Garden

Floor Plan

Utility Room
5'4" x 5'10"
1.64 x 1.80 m

Hallway
3'1" x 11'6"
0.95 x 3.51 m

WC
4'5" x 2'9"
1.37 x 0.84 m

Kitchen / Living Area
12'7" x 33'11"
3.85 x 10.35 m

Approximate total area[1]
795 ft²
73.9 m²

Floor 0

Landing
4'11" x 12'3"
1.50 x 3.75 m

Bathroom
7'6" x 7'7"
2.29 x 2.33 m

Bedroom
11'4" x 10'6"
3.48 x 3.22 m

Bedroom
7'10" x 11'5"
2.39 x 3.48 m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE**360**

Floor 1

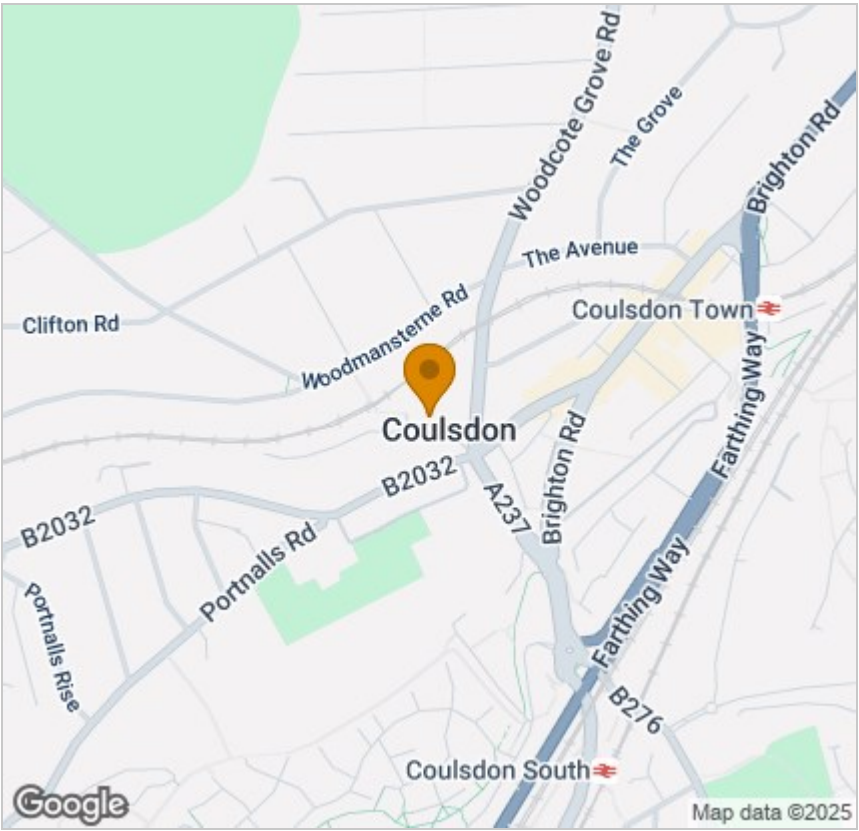## Area Map

Map data ©2025

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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DANIEL ADAMS

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC