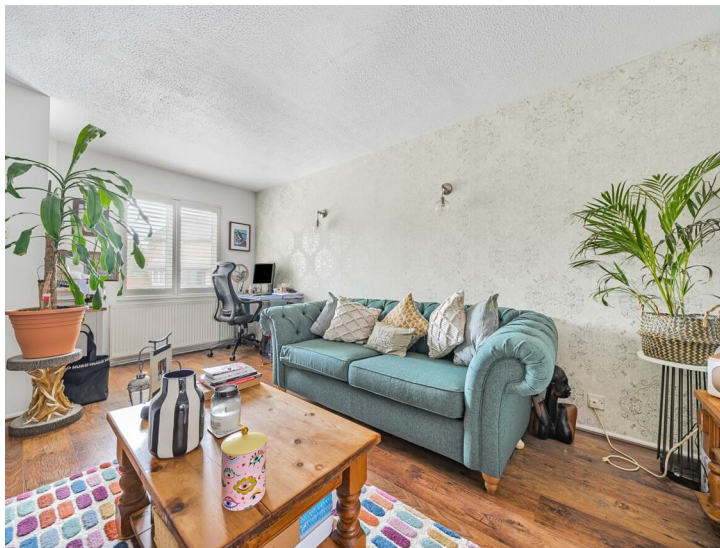


Coe Avenue, London, SE25 5HW



House - Terraced

- Contemporary Two Bedroom House
- Cul-De-Sac Position
- Gas Central Heating With Radiators
- Cupboards To Bedroom 1 & Wardrobes To Bedroom 2
- Situated On The Ever Popular Laing Development
- Edge Of The Woodside Green Area
- Double Glazing
- Fitted Kitchen
- Spacious First Floor Family Bathroom
- Parking

Coe Avenue, London, SE25 5HW

This modern two-bedroom freehold family house is situated in a quiet cul-de-sac position within the Laing development. It boasts an allocated parking space and a private rear garden with a shared pathway around the parameter of the garden. The property features a spacious open plan living/dining room leading to an attractive fitted kitchen, ideal for family gatherings and entertaining guests. Upstairs, there are two bedrooms; the second bedroom comes complete with a full range of wardrobes, while the main bedroom offers additional storage with a single cupboard. The property also benefits from a newly fitted bathroom and has recently been redecorated with new carpets fitted throughout the property. For added comfort and convenience, the house is equipped with a Hive heating system and double glazing. Woodside Green, with its array of shops and local bus routes, is conveniently located nearby. East Croydon Station provides easy access to further transport links including London Victoria, London Bridge and Gatwick. Norwood Junction BR/Overground Station also serves the area. This property offers a comfortable and modern living space in a well-connected and family-friendly neighbourhood.

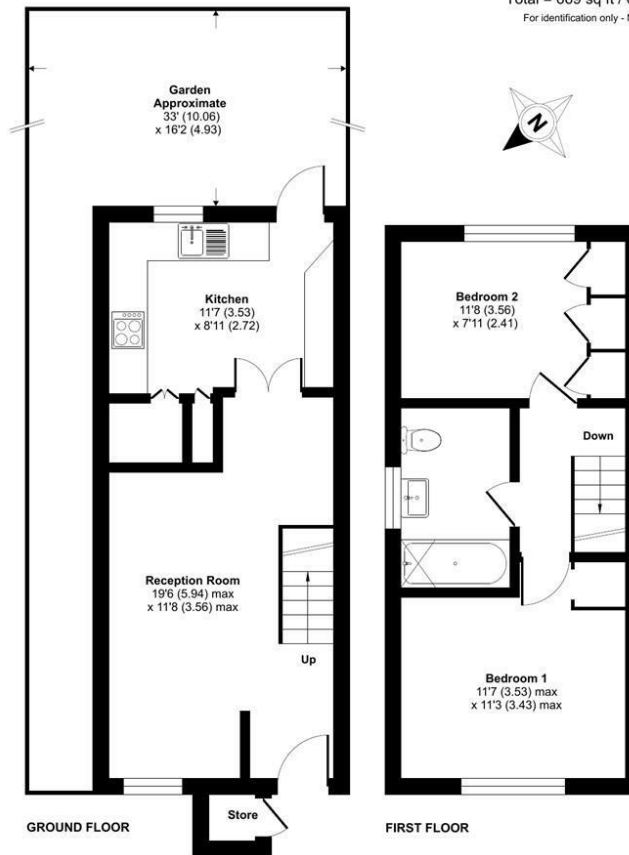
Tenure: Freehold | Croydon Council tax band C | EPC RATING C
 Allocated parking & a functioning alarm is fitted

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

Coe Avenue, London, SE25

Approximate Area = 663 sq ft / 62 sq m
 Outbuilding = 6 sq ft / 1 sq m
 Total = 669 sq ft / 63 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Home Castle. REF: 899893

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.