

Waddington Avenue, Coulsdon, CR5 1QP

Guide Price £500,000

 3 1 2

A spacious three-bedroom semi-detached family home situated in a sought-after residential location on Waddington Avenue, Coulsdon. Offering generous living accommodation including two reception rooms, a separate dining room, garage, driveway and a large tiered rear garden, the property provides excellent potential for buyers looking to personalise a well-proportioned home in a desirable setting. Conveniently located for local amenities, schools and transport links, this is a fantastic opportunity not to be missed.

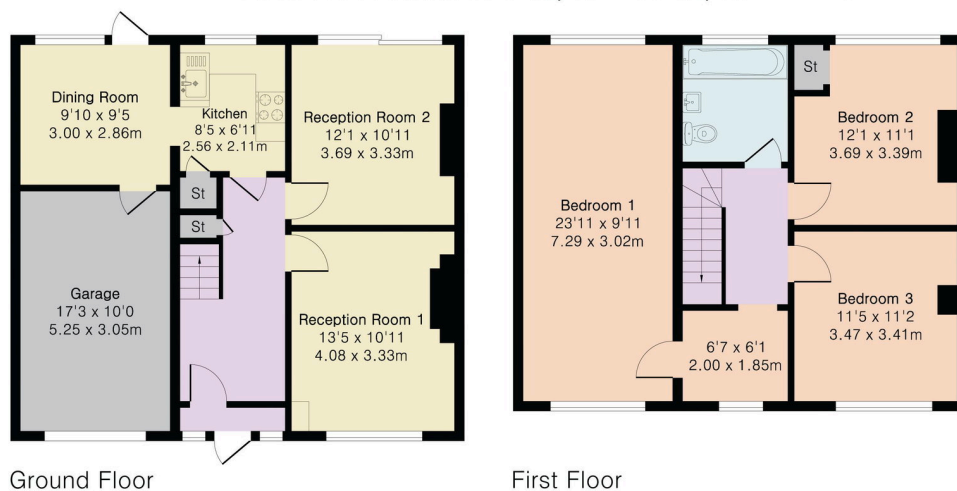
Key Features

- Spacious three-bedroom semi-detached family Sought-after residential location in Coulsdon home
- Two generous reception rooms
- Large master bedroom
- Excellent potential to update and personalise
- EPC -
- Private driveway providing off-street parking
- Attached garage
- Gas central heating
- Council tax band - E

**Approximate Gross Internal Area 1448 sq ft - 135 sq m
(Including Garage)**

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 695 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

