



PRICE GUIDE

**£450,000**

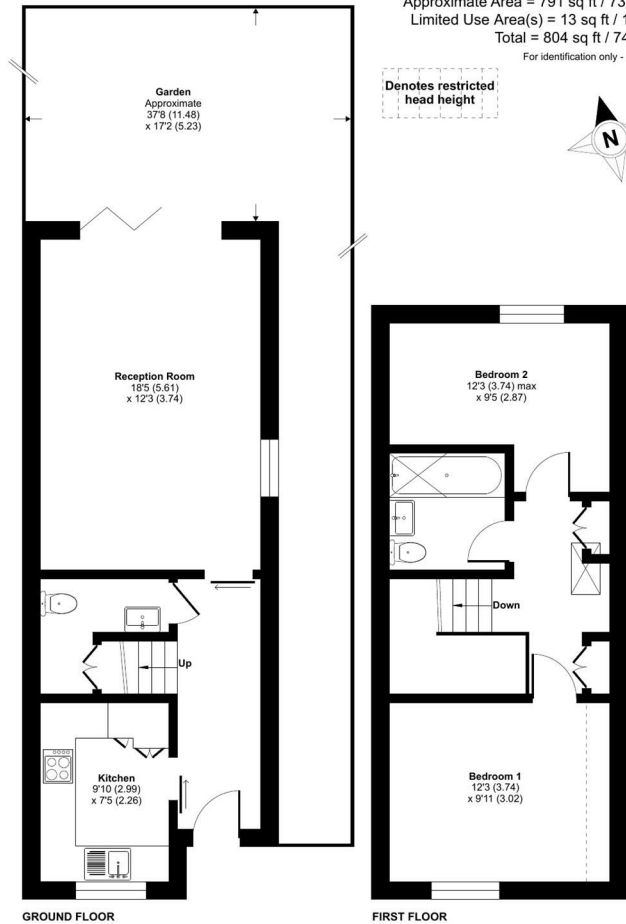
**Waddington Avenue**

Coulsdon, CR5 1QP

EPC RATING: COUNCIL TAX BAND:

**Waddington Avenue, Coulsdon, CR5**

Approximate Area = 791 sq ft / 73.4 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Total = 804 sq ft / 74.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026 REF: 1450506

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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