



PRICE GUIDE

£575,000

Waddington Avenue

Coulsdon, CR5 1QP

PROPERTY SUMMARY

A sympathetically designed boutique development of only four dwellings set within the quaint village of Old Coulsdon.

4



2



1





Waddington Avenue, Coulsdon, CR5

Approximate Area = 1333 sq ft / 123.8 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1353 sq ft / 125.6 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: 1450505

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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