



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Station Approach | Coulsdon | CR5 2NR

Guide price £395,000

LOFT

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- Attractive 3 double bedroom period cottage requiring full modernisation
- Full of character & period features including original fireplaces
- Good size rear garden
- Quiet residential road
- Walking distance to Coulsdon Town and Coulsdon South train stations
- Short stroll to Smitham & St.Aidans RC Primary schools
- Chain free

GROUND FLOOR

Entrance Hall

Reception Room
11'11" x 11'11" (3.63m x 3.63m)

Dining Room
12'1" x 11'5" (3.69 x 3.49)

Kitchen
9'5" x 9'5" (2.87m x 2.87m)

Shower Room
9'5" x 9'5" (2.87m x 2.87m)

FIRST FLOOR

Landing

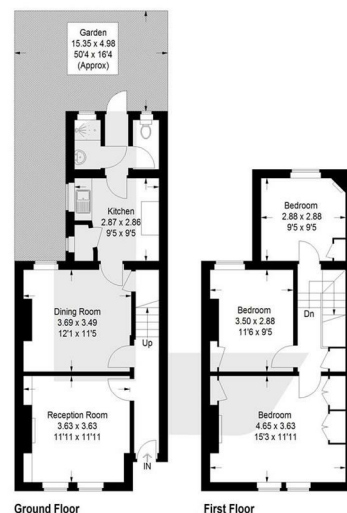
Bedroom
15'3" x 11'10" (4.65 x 3.63)

Bedroom
11'6" x 9'5" (3.51m x 2.87m)

Bedroom
9'5" x 9'5" (2.88 x 2.88)

OUTSIDE

Rear Garden
50'4" x 16'4" (15.35 x 4.98)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1320479)

EPC Rating: D



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