



**31 Woodcote Grove Road**  
Coulston, CR5 2AG

**Price Guide £475,000**



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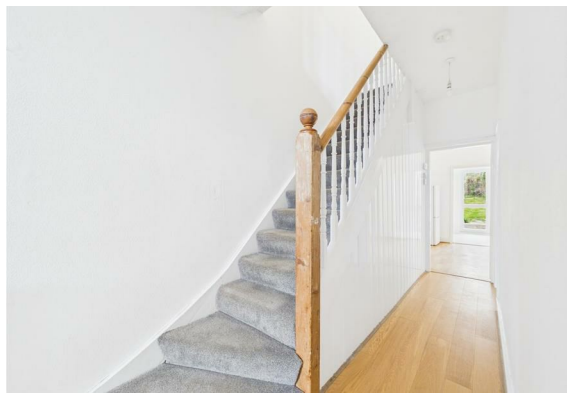
Nestled on Woodcote Grove Road in the charming area of Coulston, this semi-detached house presents an excellent opportunity for families or commuters seeking easy access to London. Recently redecorated, this spacious three-bedroom property boasts a wealth of accommodation that is sure to impress.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generous reception rooms, perfect for both relaxation and entertaining. The lounge offers a comfortable space to unwind, while the dining room provides an ideal setting for family meals. There is also a breakfast room and kitchen, making meal preparation a delight.

The first floor features a fantastic main bedroom, complemented by two additional bedrooms, ensuring ample space for family or guests. The bathroom and separate W.C. add to the convenience of this well-designed home.

Step outside to discover a lovely rear garden, perfect for alfresco dining and enjoying the outdoors during warmer months. The property is conveniently located within a quarter of a mile from Coulston Town centre, where you will find a variety of local eateries and shopping facilities to cater to your everyday needs.

With no onward chain, this property is ready for a quick move, making it an ideal choice for those looking to settle in a vibrant community. An internal viewing is essential to fully appreciate the spaciousness and charm this home has to offer. Do not hesitate to call now to arrange your viewing.





Entrance Hall

Lounge

Dining Room

Breakfast Room

Kitchen

Stairs to

First Floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Separate W.c

Rear Garden

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

