

Woodplace Lane | | Coulsdon | CR5 1NB

Guide Price £375,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £375,000 - £400,000
Built circa 1820 this two-bedroom, detached property offers a wealth of character features and comes to the market chain-free.

Internally, this property includes a porch, good-size lounge/diner, kitchen, utility area, dual-aspect bathroom, two good-size bedrooms and gas central heating.

Additional benefits includes off-street parking for two cars.

We have also been informed that there is an annual £330 management fee.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

Porch

The porch includes wooden flooring, radiator and dado rail.







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Lounge/Diner
The lounge/diner includes wooden flooring, radiator, double-glazed leaded-light effect window, picture rail and smoke alarm.

Kitchen
The kitchen includes wall & base level units with work surface area, radiator, "Dutch style" door leading to front of property, double-glazed leaded-light effect window, oven, four-ring electric hob with stainless-steel extractor hood, partially-tiled walls, tiled floor, space for free-standing fridge-freezer, space for dish-washer and inset sink with drainer.

Utility Area
The utility area includes work surface area, cupboard and space for washing machine.

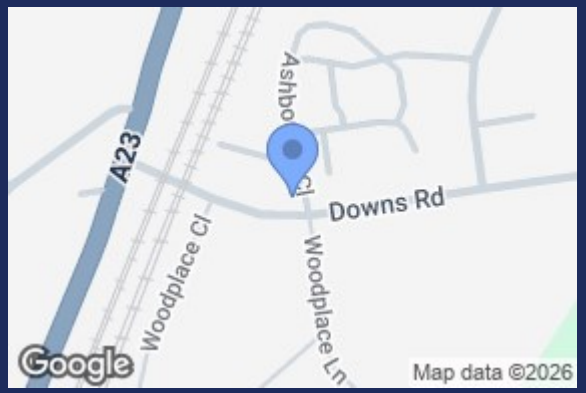
Bathroom
The bathroom is dual-aspect and includes panel-enclosed bath with shower hose attachment, partially-tiled walls, tiled floor, low-level W.C with dual-flush, radiator, vanity unit incorporating wash-hand basin & stainless-steel mixer tap, double-glazed opaque leaded-light effect window, double-glazed opaque window, radiator, wall-mounted Worcester boiler and extractor fan.

Bedroom One
Bedroom one is dual-aspect and includes wooden flooring, radiator, two double-glazed leaded-light effect windows, picture rail and smoke alarm.

Bedroom Two
Bedroom two is dual-aspect and includes wooden flooring, radiator, two double-glazed leaded-light effect windows and picture rail.





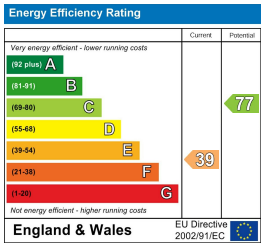


GROUND-FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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