

6 Woodcote Grove Road

Coulsdon Surrey, CR5 2AA

£350,000

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Set within an attractive development of just six individually designed apartments, this modern two bedroom duplex apartment enjoys a particularly appealing position at the top of The Avenue, with views and excellent access to the heart of Coulsdon.

Occupying the first and second floors, the apartment is light, bright and presented in good decorative order, offering well-planned accommodation arranged over two levels. A secure communal entrance with entry phone system leads to the first floor and the apartment's own welcoming entrance hallway, with a returning staircase creating a natural division between the living and bedroom accommodation.

The first floor provides a comfortable lounge and separate kitchen, with the upper floor dedicated to two well-proportioned double bedrooms. The principal bedroom benefits from its own en suite, complemented by a further separate bathroom/WC.

The apartment is vacant and ready for sale, making this an ideal opportunity for a buyer looking for a straightforward move without the complications of an onward occupancy. A long lease adds further appeal.

The location is particularly convenient, with Coulsdon Town's excellent range of everyday facilities close at hand, including major supermarkets, independent shops, cafés and eateries. Both Coulsdon Town and Coulsdon South mainline stations are within easy reach, providing direct rail connections into London.

An individual and well-positioned duplex apartment offering modern living, two double bedrooms, attractive views and the convenience of central Coulsdon living.

























Communal Entrance Hall

Stairs to front door

Entrance Hall

Lounge

Kitchen-Breakfast Room

Stairs to

First floor landing

Bedroom 1

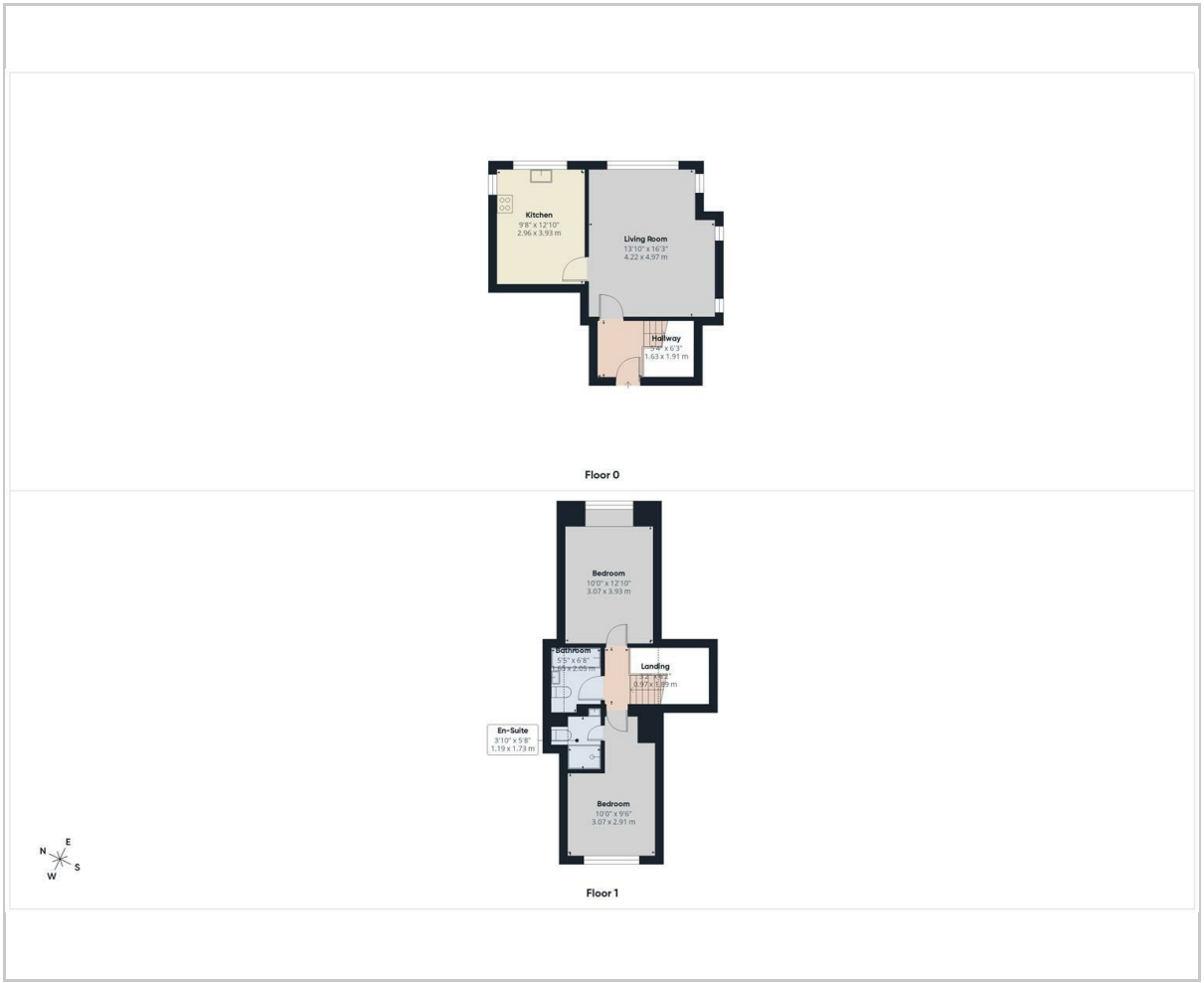
En-suite shower Room

Bedroom 2

Family bathroom

Communal gardens

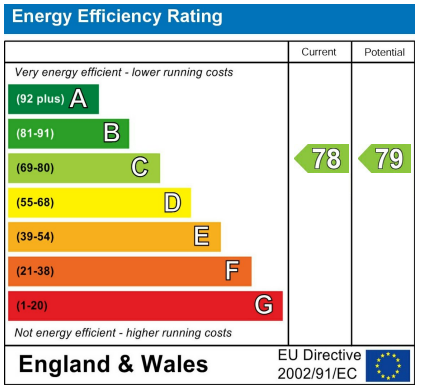
Floor Plan

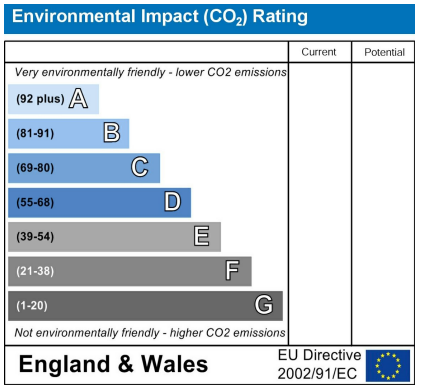


Area Map



Energy Efficiency Graph





Viewing

Please contact our Coulsdon Lettings Office on 020 8763 8878
if you wish to arrange a viewing appointment for this property or require further information.

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