

31 Leaden Hill | | Coulsdon | CR5 2FF

Asking Price £325,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 2FF
Asking Price £325,000

Ideally situated just a short walk from Coulsdon Town Railway Station and Coulsdon High Street this contemporary, two-bedroom, fourth-floor apartment is ideal for anyone looking to enjoy contemporary living close to transport into Central London.

The interior benefits from an open-plan lounge/kitchen with a balcony offering views over the local area. Additional features include two good-size bedrooms, an en-suite, bathroom and storage.

Other benefits to note include lift access and allocated parking.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 widely 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.







Hallway
The hallway includes oak flooring, radiator, video entry system, cupboard, cupboard housing MRX box and with space for washing machine, smoke alarm and down-lights.

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Lounge/Kitchen
The open-plan lounge/kitchen is dual-aspect and includes oak flooring, wall & base level units with work surface area, four-ring electric hob, oven, under-mount sink with stainless-steel mixer tap & drainer, wall radiator, two double-glazed single-casement windows, double-glazed glass-panel door leading to balcony, space for dishwasher, ceiling extractor valve, down-lights and smoke alarm.

Balcony
The balcony includes a seating area.

Bathroom
The bathroom includes panel-enclosed bath with wall-fixed controls, partially-tiled walls, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, ceiling extractor valve and down-lights.

Bedroom Two
Bedroom two includes double-glazed single-casement window, wall radiator and ceiling extractor valve.

Bedroom One
Bedroom one includes two double-glazed single-casement windows, wall radiator and ceiling extractor valve.

En-Suite
The en-suite includes low-level W.C with dual-flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, chrome heated towel rail, shower enclosure with fixed wall controls, partially-tiled walls, ceiling extractor valve and down-lights.





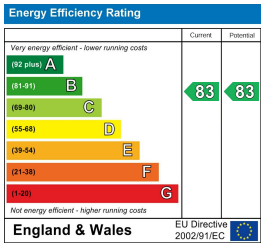


FOURTH-FLOOR
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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