



MONOCHROME | HOMES

Guide price £375,000

Fairdene Road, Coulsdon, CR5 1RA

Property Summary

OVERVIEW

Commuters Paradise! This two-bedroom apartment featuring a bright open-plan kitchen/living area, two double bedrooms, a contemporary bathroom, a large private balcony, and access to communal gardens. Finished to an excellent standard throughout.

Accommodation
This beautifully presented first-floor, two-bedroom apartment offers contemporary living in a well-maintained development, perfect for professionals, couples, or young families.

The property features a bright and spacious open-plan kitchen and living area, creating a welcoming space ideal for both relaxing and entertaining.

The modern kitchen is finished to an excellent standard, offering sleek cabinetry and quality fittings that complement the stylish interior, as well as integrated appliances including a Beko dishwasher, washing machine, fridge freezer, and an AEG stainless steel oven and ceramic hob.

Both bedrooms are generous doubles, providing comfortable and versatile accommodation. The principal bedroom benefits from built-in storage, maximising space and practicality. A well-appointed bathroom completes the internal layout.

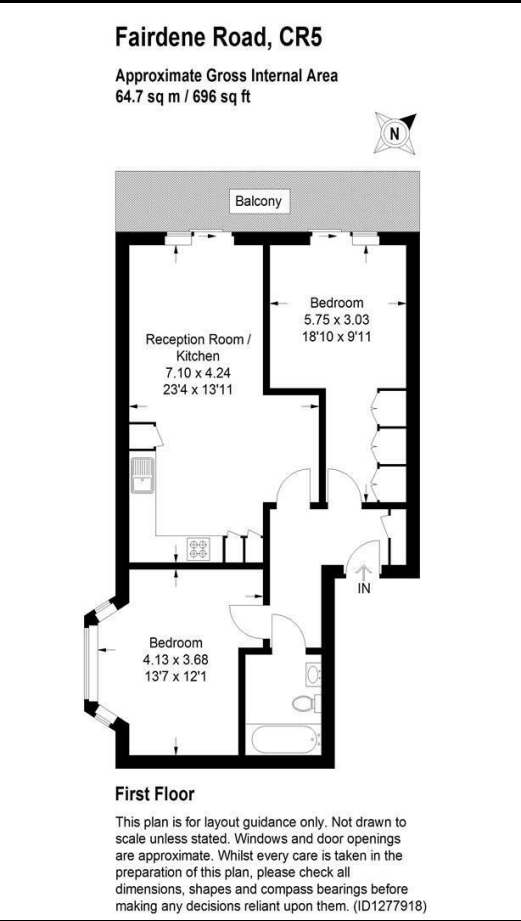
Externally, the apartment enjoys a large private balcony, perfect for outdoor dining or unwinding after a long day, as well as access to attractive communal gardens. Finished to a high standard throughout, this superb apartment combines modern design with excellent indoor and outdoor living space.

Location
Fairdene Road is a highly regarded residential area in the heart of Coulsdon, popular with families and commuters alike for its peaceful surroundings and excellent accessibility.

The property is ideally positioned within easy walking distance of Coulsdon South station, offering fast and frequent services to London Bridge, London Victoria and Gatwick Airport, while Coulsdon Town station provides additional rail links.

For motorists, the A23 is close at hand, giving swift access to the M23 and M25, making travel to London, Gatwick and the wider motorway network straightforward. The area is well served by a selection of well-rated primary and secondary schools, including Woodcote High School and local faith and academy options, making it a strong choice for families. Coulsdon town centre offers a range of shops, cafés and amenities, while the open green spaces of Farthing Downs and Happy Valley are nearby, providing excellent opportunities for outdoor recreation and countryside walks.

Disclaimer
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	