



| 55A Coulsdon Road | Coulsdon | CR5 2LD

£1,650 Per Month

BOND & SHERWILL
EST. 1908

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Located just a short walk from Coulsdon Manor Golf Course this charming two-bedroom, terraced cottage features a wealth of character features with its own garden.

The interior includes two good-sized bedrooms, contemporary bathroom, modern kitchen, lounge with spiral staircase, conservatory, feature wooden beams, gas central heating and double-glazing.

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			90
(11-11) B			
(10-10) C		71	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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