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WATERMAN
EXCLUSIVE



Southlands Close, Coulsdon, CR5 2HX

Offers in excess of £375,000

NEW TO THE MARKET is this 3 BEDROOM TERRACED HOUSE situated in a quiet cul-de-sac in Coulsdon. The ground floor comprises of a handy WC, LARGE LIVING ROOM and an OPEN PLAN KITCHEN/DINER with PANTRY. There are 3 GREAT SIZED BEDROOMS, 2 large doubles and 1 single plus the FAMILY BATHROOM upstairs. To the rear of the property is a LOW MAINTENANCE PAVED GARDEN.

Coulsdon South and Coulsdon Town Railway Stations both offer great access into a variety of stations including Central London stations. The property also has links to the M25 and is located on main bus routes. Close by to local amenities and excellent schools.

Council Tax Band - C



44 Southlands Close, Coulsdon, CR5 2HX

GROUND FLOOR

Kitchen/Diner

19'10 x 9'6 (6.05m x 2.90m)

Lounge

14'2 x 13'9 (4.32m x 4.19m)

WC

6'1 x 2'8 (1.85m x 0.81m)

FIRST FLOOR

Master Bedroom

15'6 x 8'7 (4.72m x 2.62m)

Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

Bedroom 3

12'3 x 6 (3.73m x 1.83m)

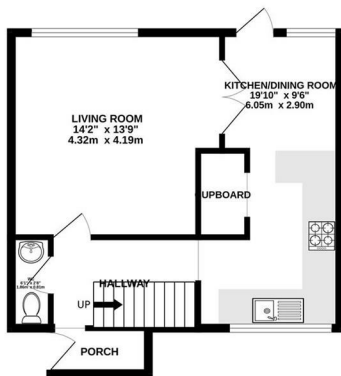
Bathroom

6'4 x 6'4 (1.93m x 1.93m)

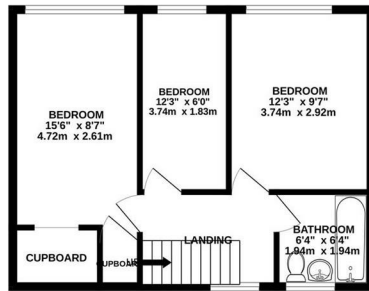
EXTERNAL



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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 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.
Made with Metropix C2028

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			

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