



Woodcote Grove Road | | Coulsdon | CR5 2AB

Guide Price £300,000

BOND & SHERWILL
EST. 1908

Woodcote Grove Road |
Coulson | CR5 2AB
Guide Price £300,000

Guide-Price: £300,000 - £325,000

Located within ideal proximity to Coulson Town Centre, this two-bedroom first-floor apartment is ideal for anyone looking to enjoy contemporary living.

Internally, the property features an open-plan lounge with a modern kitchen area, own balcony, two good-size bedrooms, hallway and stylish bathroom.

Coulson South and Coulson 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 Coulson High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulson Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulson Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

Hallway

The hallway includes video entry system, radiator, cupboard and down-lights.

Bedroom One

Bedroom one includes double-glazed window, fitted wardrobe, radiator and down-lights.

Bathroom

The bathroom includes tiled floor, tiled walls, wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern, panel-enclosed bath with shower hose attachment, chrome heated towel rail, extractor fan, and down-lights.



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Bedroom Two

Bedroom two is dual-aspect and includes two double-glazed windows, radiator, fitted wardrobe and down-lights.

Kitchen Area

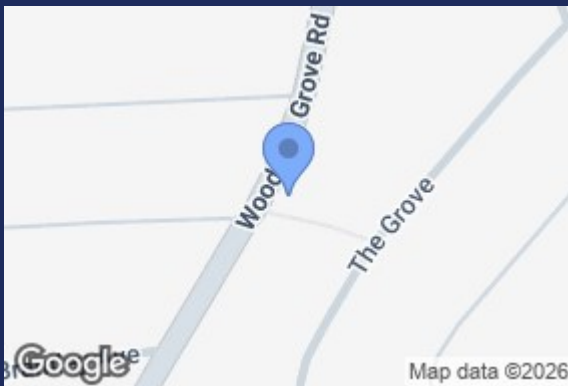
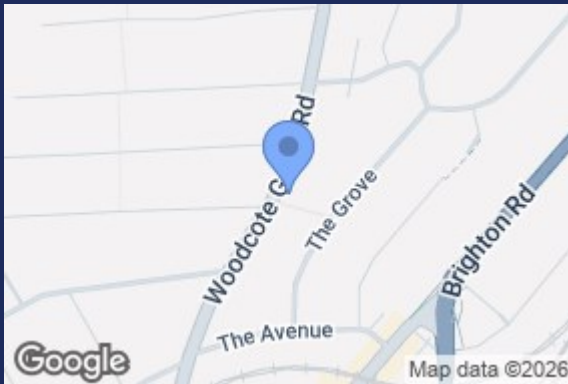
The kitchen is open-plan with the lounge and includes wall & base level units with work surface area, four-ring electric hob with concealed extractor hood, oven, partially-tiled walls, under-mount sink with drainer & stainless-steel mixer tap, integrated fridge-freezer, integrated dishwasher, integrated washing machine and integrated microwave.

Lounge Area

The lounge area is dual-aspect and open-plan with the kitchen. features include double-glazed glass-panel door leading to balcony, two double-glazed windows, radiator, down-lights and smoke alarm.

Balcony





FIRST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		84	84
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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