



Waddington Avenue, Coulsdon, CR5 1QP

Offers Over **£450,000**

- Spacious three-bedroom semi-detached family home
- Two generous reception rooms
- Large master bedroom
- Excellent potential to update and personalise
- EPC -
- Sought-after residential location in Coulsdon
- Private driveway providing off-street parking
- Attached garage
- Gas central heating
- Council tax band - E

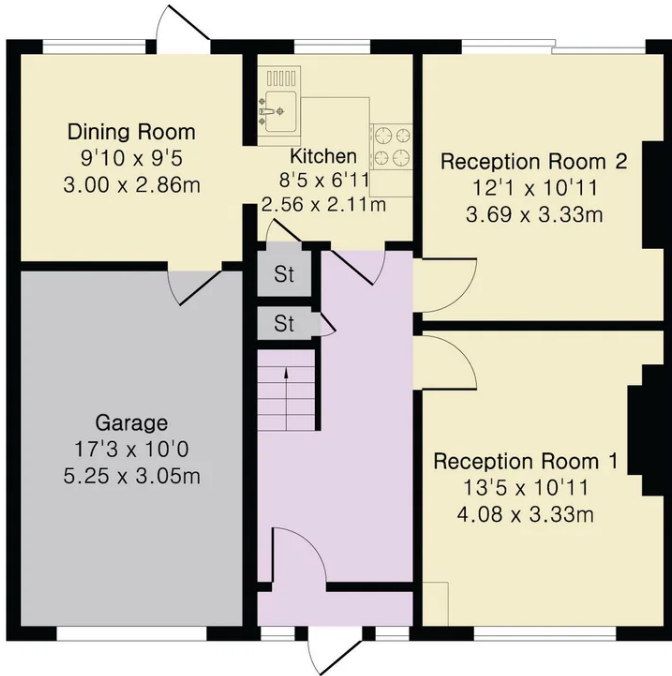
Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Property Type: Semi Detached House

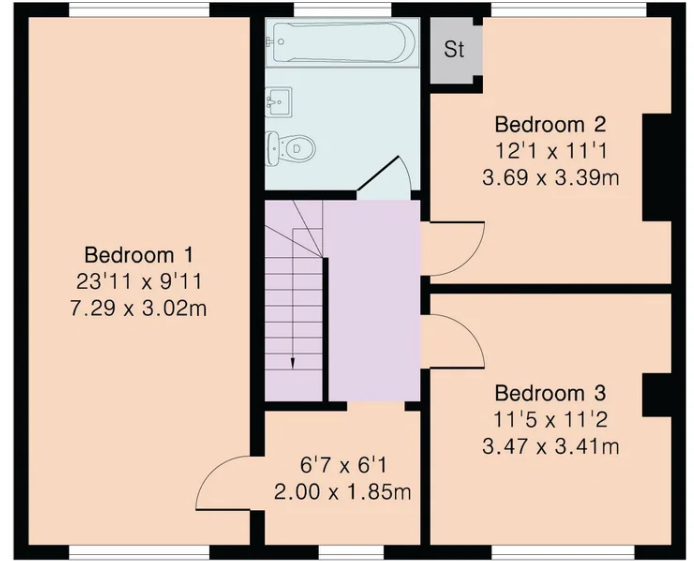
**Approximate Gross Internal Area 1448 sq ft - 135 sq m
(Including Garage)**

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 695 sq ft – 65 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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