



Smitham Court, 31 Leaden Hill | | Coulsdon | CR5 2FF

Asking Price £245,000

**BOND & SHERWILL**  
EST. 1908

Smitham Court, 31 Leaden Hill |  
Coulsdon | CR5 2FF  
Asking Price £245,000

Located within close proximity to Coulsdon Town Railway Station this contemporary, third-floor apartment is perfect both for first-time buyers and investors.

The interior comprises a dual-aspect, open-plan lounge/diner with balcony, good-size bedroom, contemporary bathroom, gas central heating and storage cupboards.

Other benefits to note include lift access.

Coulsdon South and Coulsdon 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 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.



### Kitchen Area

The kitchen area is open-plan with the lounge and includes wall & base level units with work surface area, Siemens four-ring electric induction hob with concealed extractor hood, oven, microwave, dishwasher, space for washing machine, ceiling extractor valve and smoke alarm.

### Lounge Area

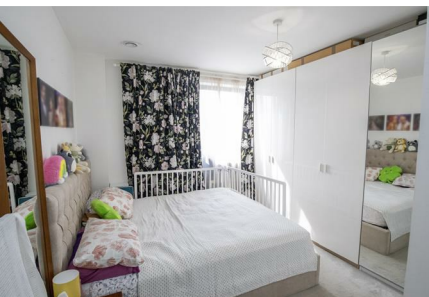
The lounge area is dual-aspect and includes wooden flooring, two double-glazed single-casement windows, double-glazed glass-panel door leading to balcony, down-lights and ceiling extractor valve.

### Balcony



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### **Bedroom**

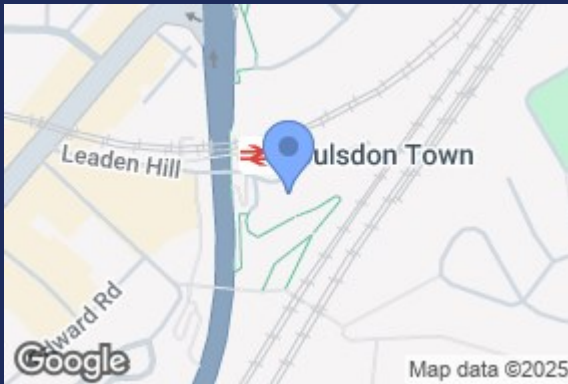
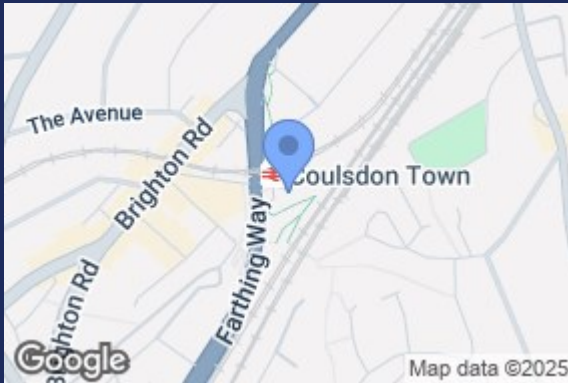
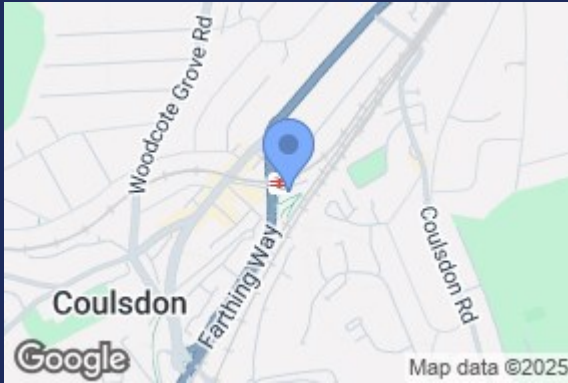
The bedroom includes double-glazed single-casement window, wardrobe and radiator.

### **Hallway**

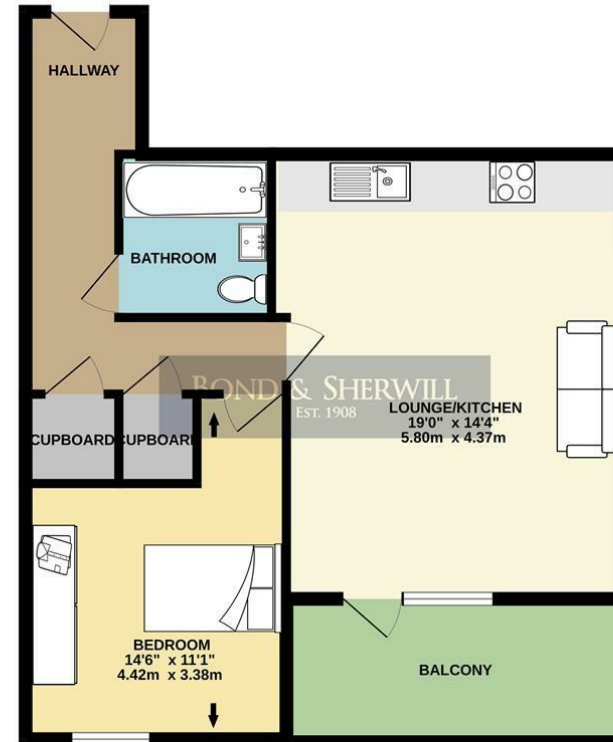
The hallway includes two cupboards, wooden flooring, radiator, video entry system, smoke alarm and down-lights.

### **Bathroom**

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



THIRD-FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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			
(112 plus) A			
(81-111) B		84	84
(59-80) C			
(35-58) D			
(19-34) E			
(1-18) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bond & Sherwill  
134 Brighton Road  
Coulsdon  
Surrey  
CR5 2ND  
020 8660 0189  
sales@bondandsherwill.co.uk