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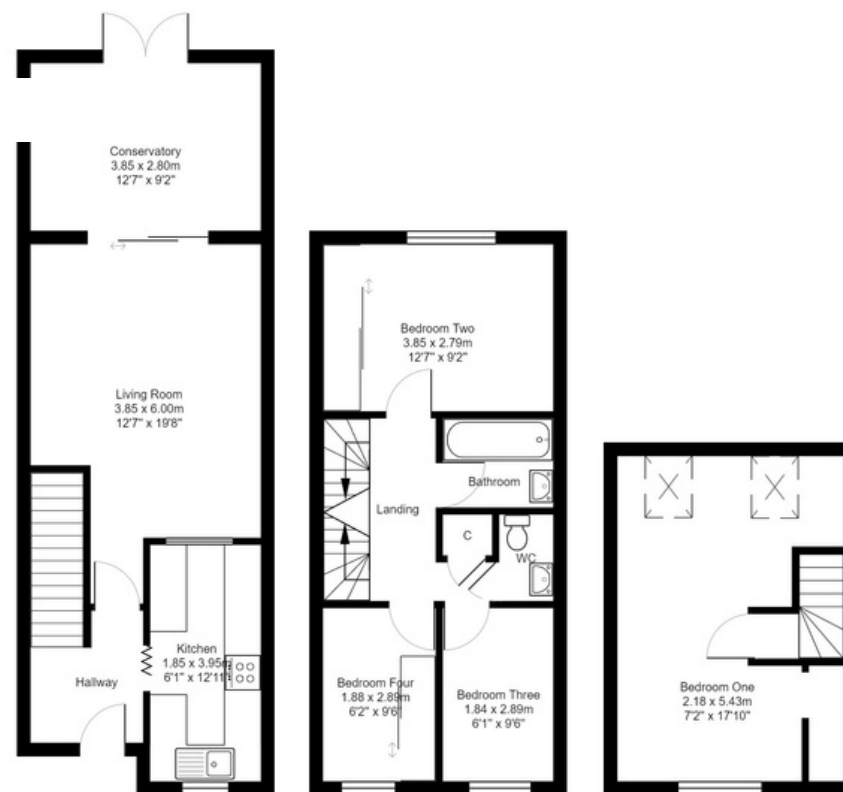
£400,000 - £425,000

A four-bedroom house, nestled in a peaceful cul-de-sac in the sought-after area of Coulsdon. Boasting a prime location overlooking the serene memorial park, this property offers a picturesque setting with easy access back into the centre of London. With the added benefit of no onward chain and spanning over 1000 sq. ft., the ground floor of this home features an entrance hallway, a fitted kitchen, a living room, a conservatory, and a tiered courtyard garden. Upstairs you will find the family bathroom and a separate WC. The first floor has three bedrooms, consisting of one double bedroom and two well-proportioned single bedrooms. On the second floor, you have your fourth bedroom

Coulsdon offers an enviable lifestyle that blends a leafy setting but is located just a short distance from the hustle and bustle of London.

You have excellent transport links, with direct train services to London Victoria (30 mins) and London Bridge (21 mins), making it an ideal choice for commuters. The local area has plenty of green spaces, including the memorial park that this property overlooks and Farthing Downs, an ideal place to go for a walk or somewhere to take the dog.

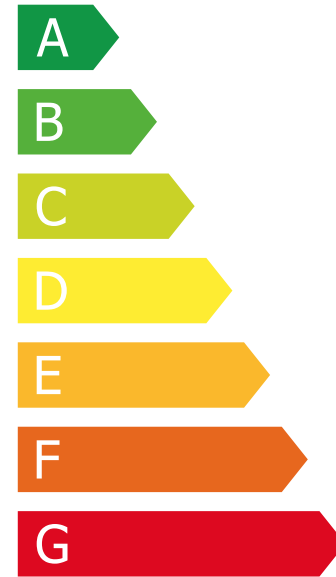
The area also provides a good selection of primary schools nearby including St Aidan's Catholic Primary School, Oasis Academy Byron, and Smitham Primary School. Awaiting EPC / Council tax band D.



Total Area: 99.9 m² ... 1075 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 can be given.





Awaiting EPC