



55 Woodcote Grove Road, Coulsdon, Surrey, CR5 2AH



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Guide price £635,000

Cromwells  
ESTATE AGENTS



# 55 Woodcote Grove Road, Coulsdon, CR5 2AH

Occupying a bold corner plot in Coulsdon is this charming 4 bedroom detached family home, close to a wealth of shops, transport links and sought after schools. The property benefits from a 25ft lounge/diner, a 13ft kitchen, a breakfast room, an en suite shower room and no onward chain.

Convenience is key, with Coulsdon town centre and Coulsdon South station just a short stroll away, providing regular 30-minute connections to London Bridge and Victoria. The home’s elevated position affords panoramic views and immediate access to scenic countryside walks in sought-after Happy Valley. For commuters, the M23 and M25 are easily accessible by car, while families will appreciate the proximity to several highly regarded schools.

Accommodation  
(DISCLAIMER - PHOTOS WERE TAKEN PRIOR TO THE PROPERTY BEING LET OUT)

Large sheltered entrance, tiled step

Part glazed wooden front door to

Entrance hall  
Solid oak flooring, double glazed window to front aspect, single panel radiator, mock Tudor beams, wall mounted thermostat.

Lounge/diner  
Double glazed windows to front and side aspects and and patio doors to rear, two double panel radiators, feature cast-iron fireplace, solid oak flooring, mock Tudor beams.

Breakfast room  
Double glazed windows to side and front aspect, open fireplace with wood-burning stove, double panel radiator, solid oak flooring, mock Tudor beams.

Kitchen  
Range of fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inset gas hob with extractor fan above, integrated dishwasher, integrated oven/grill, space and plumbing for washing machine and tumble dryer, space for tall standing for freezer, double glazed windows to side and rear aspects and door to garden.

Stairs to 1st floor landing  
Wood flooring, loft access, large storage cupboard.

Bedroom one  
Double glazed window to front aspect, wood flooring, two single panel radiators.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic shower, pedestal wash and basin with chrome taps, low-level flush WC, tiled walls, tiled flooring, extractor fan.

Bedroom two  
Double glazed window to rear aspect, double panel radiator, wood flooring.

Bedroom three  
Double glazed windows to side and front aspects, Wood flooring, double panel radiator.

Bedroom four  
Double glazed windows to front aspect, large recess and storage area, wood flooring, single panel radiator.

Bathroom  
Comprising freestanding roll roll top bath tub with Victorian style chrome mixer tap and hand attachment, pedestal wash hand basin with chrome taps, low-level flush WC, tiled walls, tiled flooring, double glazed window to side aspect.

Rear garden  
Large paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, side access, brick wall and fence enclosed, further patio area at side, outside tap.

\*There is a new build dwelling being built at the rear which will provide off street parking for one vehicle\*

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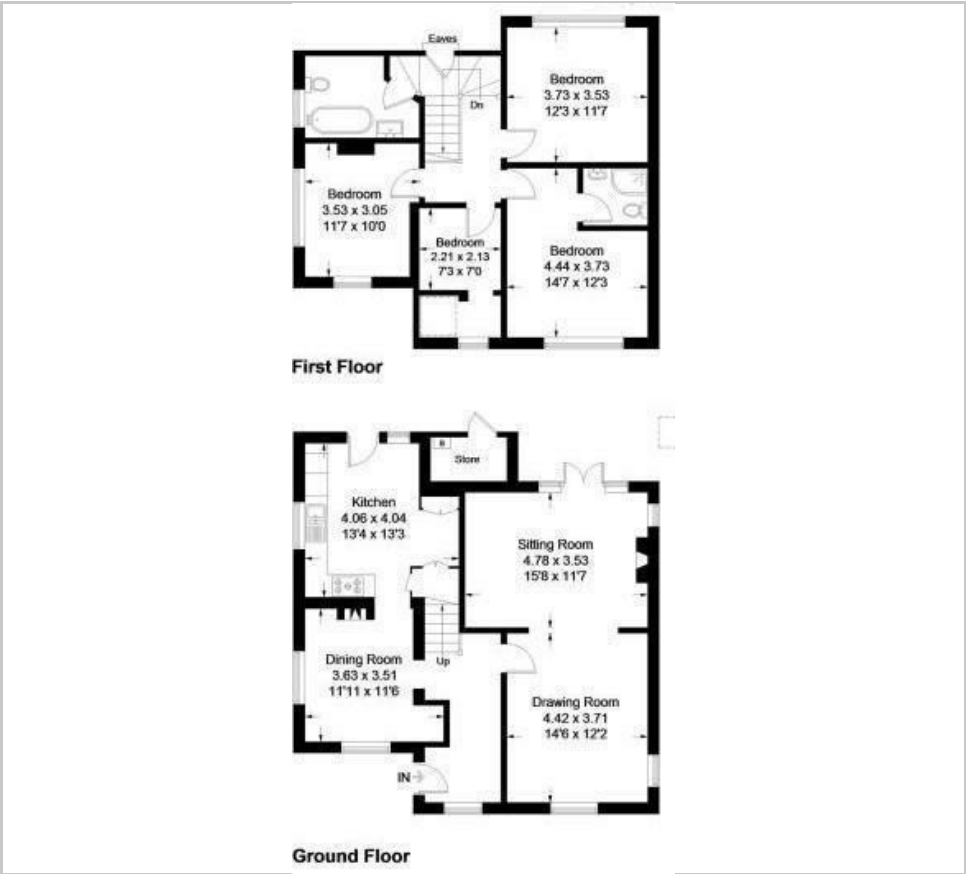




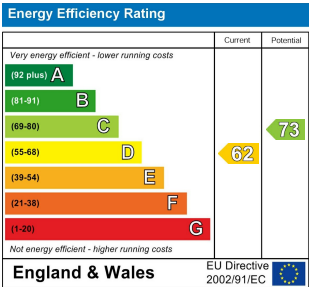




Floor Plan



Additional Information



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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