



46 Winifred Road, Coulsdon, CR5 3JE

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JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to bring to the market this refurbished three bedroom semi detached house located within West Coulsdon with stunning views across the Golf Course & Valley.

The property has been fully refurbished throughout hosting a new kitchen, new fitted appliances which include AEG double oven and Induction hob, fridge/freezer and washing machine. Open plan lounge/dining room, family bathroom with separate toilet, new flooring throughout, redecorated throughout, new internal doors including



front/back doors and a Landscaped low maintenance rear garden. The property also benefits from off road parking for two cars.

The property is situated within walking distance of Local Schools Woodcote & Chipstead Valley Primary, access to bus routes and backing onto Green belt woodland which provides a great outlook.

EPC: D / Council Tax: E

Rent: £2300pcm (household income required £69,000.00)

Deposit: £2,653.84

Available: 05/01/2026

£2,300 Per Calendar Month



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE:
Council Tax Band:

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.