



**Merstham House 3 Iron Railway Close**  
Coulston, CR5 3LF

**Price Guide £315,000**



## Merstham House 3 Iron Railway Close

Coulsdon, CR5 3LF

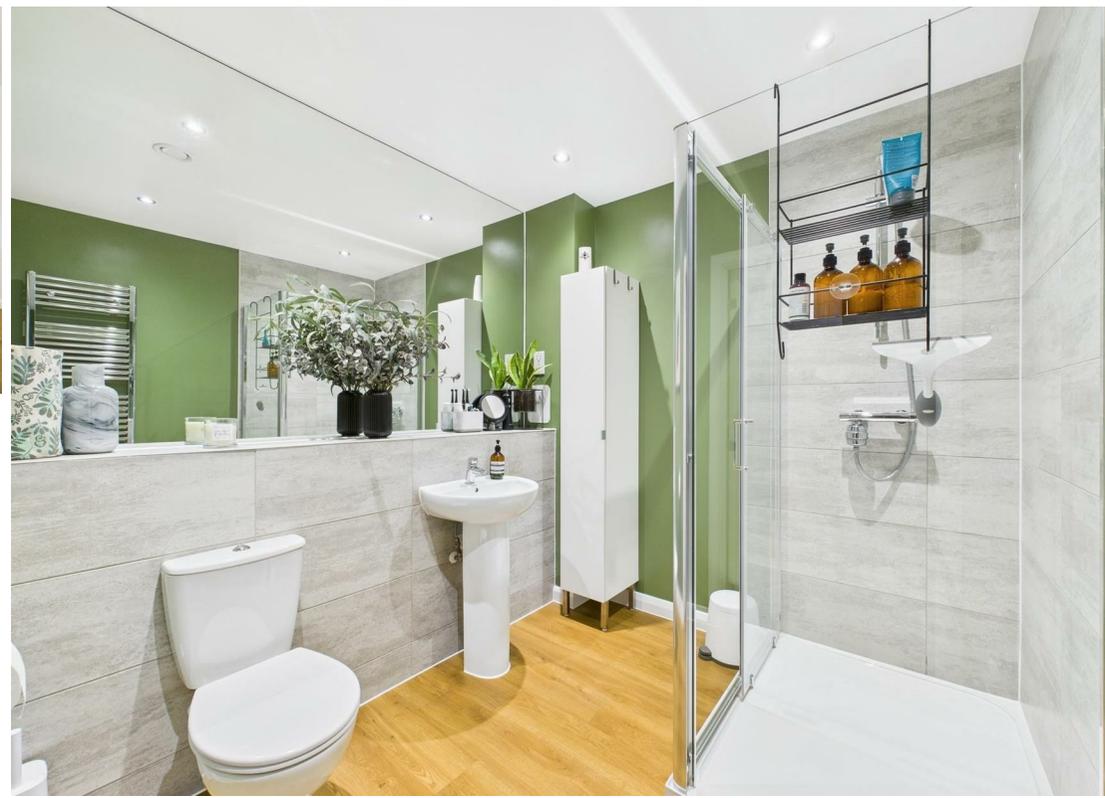
Nestled in the charming area of Iron Railway Close, Coulsdon, located on the popular and highly sought after Cane Hill Park development this delightful one-bedroom flat offers a perfect blend of modern living and convenience. Built less than ten years ago, this new build adheres to high standards and regulations, ensuring a comfortable and safe environment for its residents.

Upon entering, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment, and is open planned to the spacious Kitchen area. There is also a door leading onto a patio area, perfect for alfresco dining. The property features a thoughtfully designed bedroom, ideal for restful nights. The bathroom is modern and spacious, catering to all your daily needs. The property features generous storage space throughout.

One of the standout features of this property is its prime location. Just 0.3 miles from Coulsdon South Station, commuting to London and beyond is both easy and efficient. Additionally, the vibrant Coulsdon High Street is only a five-minute walk away, offering a variety of shops, cafes, and amenities to enhance your lifestyle.

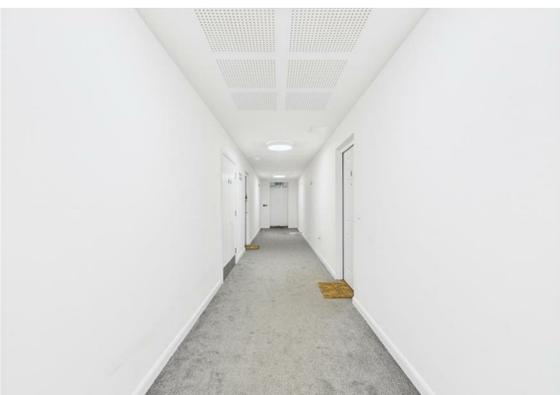
For those with vehicles, the property comes with a private parking space, a valuable asset in this bustling area. This flat is perfect for first-time buyers, couples, or anyone seeking a low-maintenance home in a desirable location.

In summary, this property at Iron Railway Close presents an excellent opportunity to own a modern home in Coulsdon, combining comfort, convenience, and contemporary living. Do not miss the chance to make this lovely flat your new home.

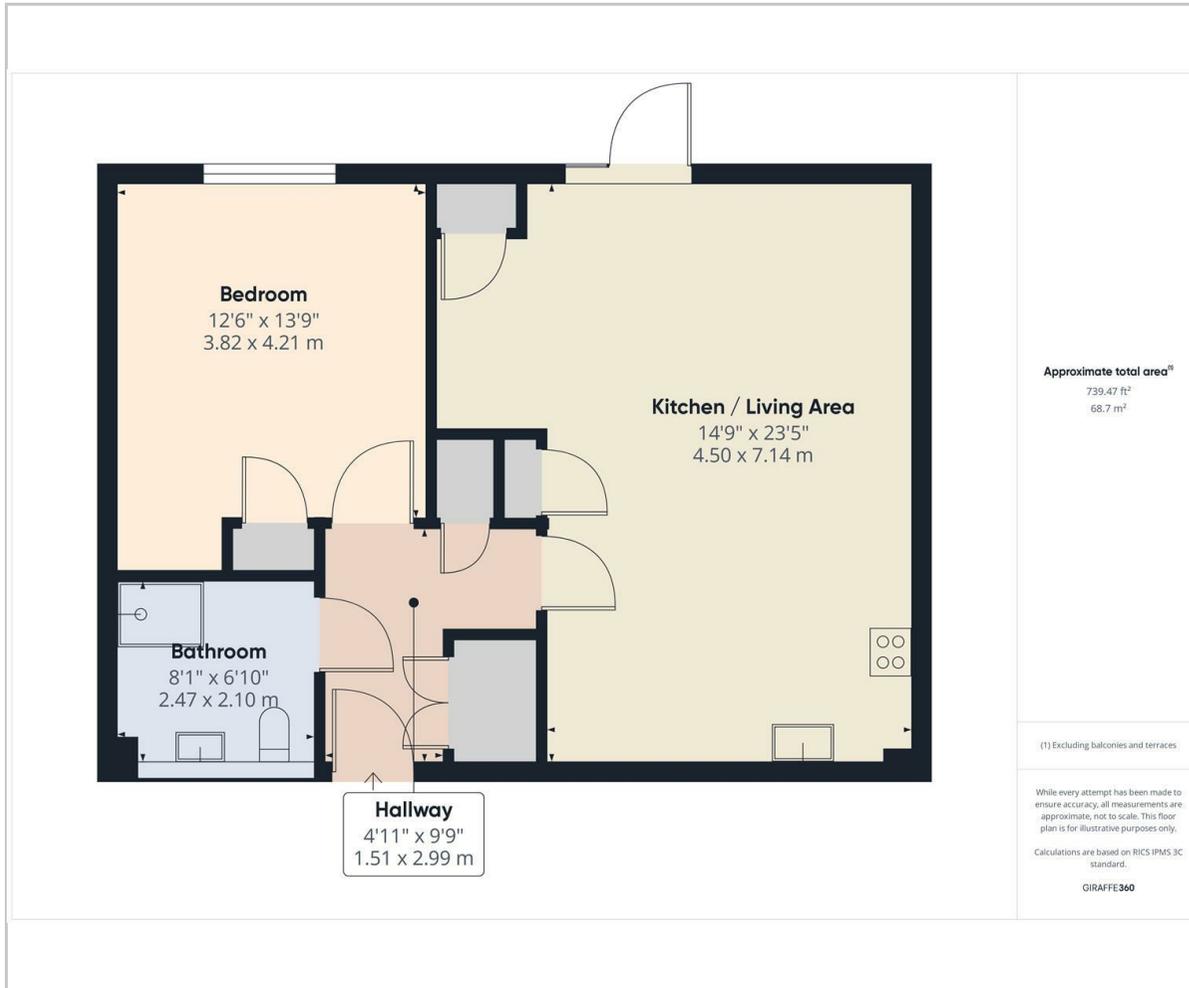




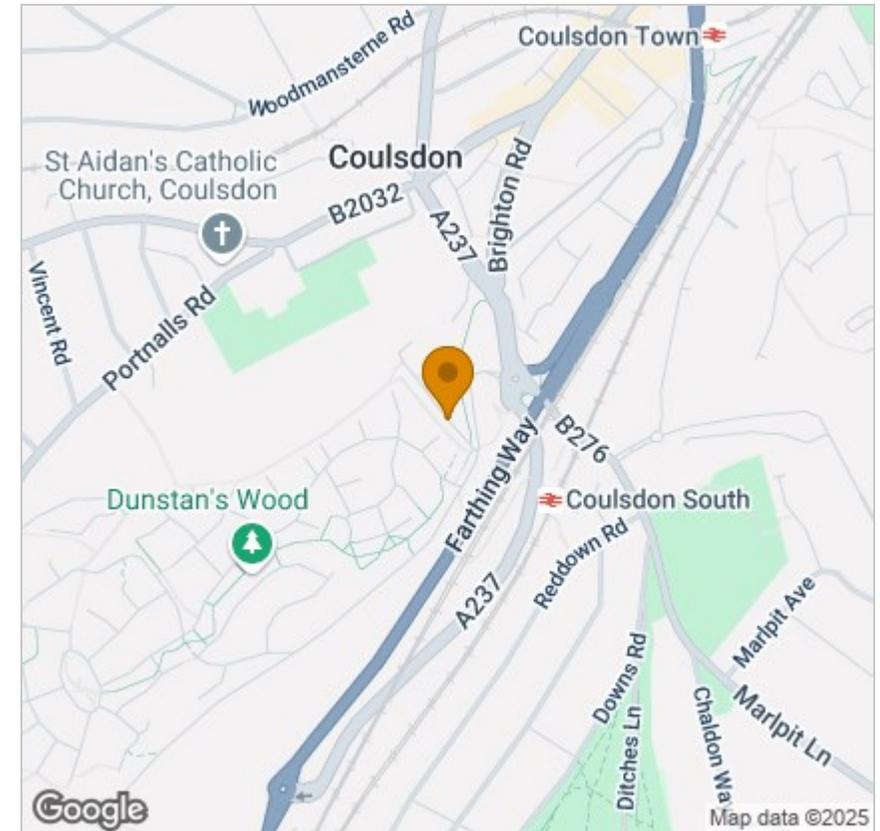
- entrance hall
- lounge open plan to
- kitchen area
- doors to patio area
- bedroom
- bathroom
- communal gardens
- entry phone system
- parking space



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

