



17 Woodcote Grove Road
Coulston, CR5 2AG

Price Guide £475,000



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Coulsdon, CR5 2AG

Nestled on the charming Woodcote Grove Road in Coulsdon, this deceptively spacious semi detached house presents an excellent opportunity for families and commuters alike. With three well-proportioned bedrooms, this home has been thoughtfully improved by its current owners to enhance both comfort and functionality.

Upon entering, you are greeted by a generous open-plan layout that seamlessly connects the modern fitted kitchen-breakfast room to the inviting lounge and dining area. This design not only maximises space but also creates a warm and welcoming atmosphere, perfect for family gatherings or entertaining guests. The property also features a convenient utility room and a downstairs w.c., adding to its practicality. Venture upstairs to discover three bedrooms, with the third currently utilised as a dressing room, providing flexibility to suit your needs. An additional staircase leads to a fully boarded loft area, offering potential for further development or simply extra storage.

The outdoor space is equally appealing, featuring a lovely garden complete with a summer house that can serve as a delightful office or relaxation area.

Location is key, and this property does not disappoint. It is within walking distance of Coulsdon town centre, where you will find a variety of shops and eateries to enjoy. Furthermore, with two nearby stations, commuting into London is both convenient and efficient. This charming family home is a must-see. Call now to arrange a viewing and experience all that it has to offer.





Entrance Hall

Lounge - open plan to

Dining Room

Kitchen - Breakfast Room

Utility Room

W.C

Stairs to

First floor landing

Bedroom

Bedroom

Bedroom (currently used as dressing room)

stairs to loft area

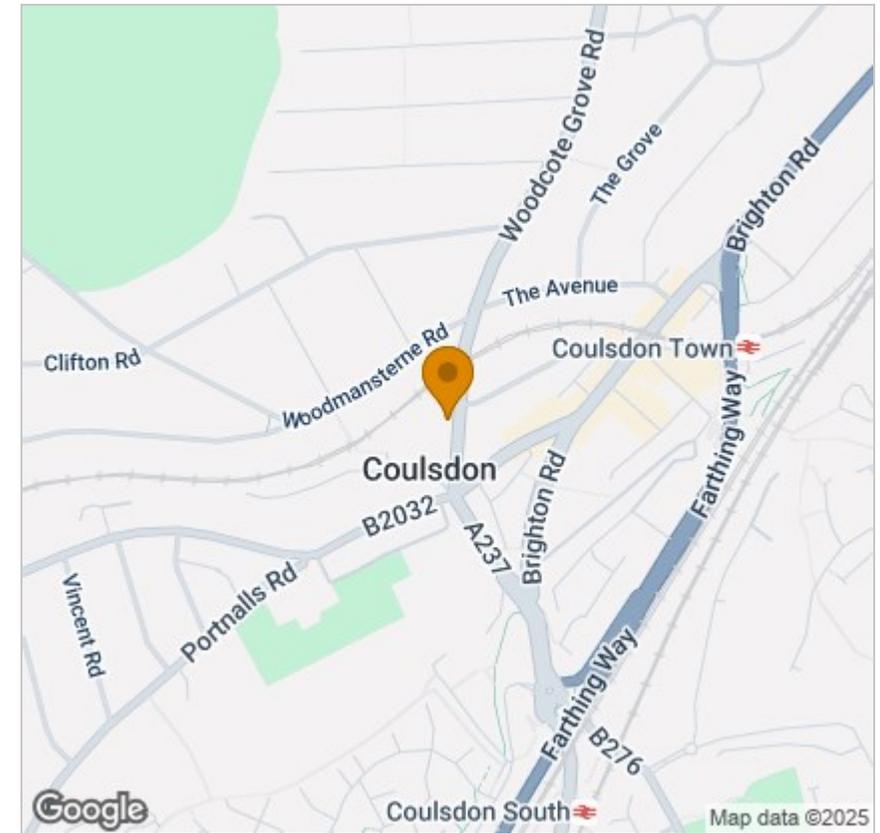
rear garden

front garden

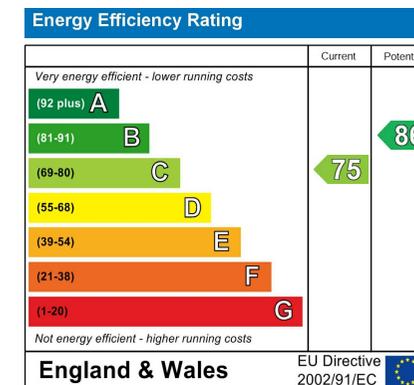
Floor Plan



Area Map



Energy Efficiency Graph



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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