

Suite 2066, Fleet House, Springhead Road, Kent, DA11 8HJ.

**Sales:** 01474 330840 **Email:** info@watermanexclusive.com

www.watermanexclusive.com



**WATERMAN**  
EXCLUSIVE



## Southlands Close, Coulsdon, CR5 2HX

**Asking price £400,000**

NEW TO THE MARKET is this 3 BEDROOM TERRACED HOUSE situated in a quiet cul-de-sac in Coulsdon. The ground floor comprises of a handy WC, LARGE LIVING ROOM and an OPEN PLAN KITCHEN/DINER with PANTRY. There are 3 GREAT SIZED BEDROOMS, 2 large doubles and 1 single plus the FAMILY BATHROOM upstairs. To the rear of the property is a LOW MAINTENANCE PAVED GARDEN.

Coulsdon South and Coulsdon Town Railway Stations both offer great access into a variety of stations including Central London stations. The property also has links to the M25 and is located on main bus routes. Close by to local amenities and excellent schools.

Council Tax Band - C



# 44 Southlands Close, Coulsdon, CR5 2HX

## GROUND FLOOR

### Kitchen/Diner

19'10 x 9'6 (6.05m x 2.90m)

### Lounge

14'2 x 13'9 (4.32m x 4.19m)

### WC

6'1 x 2'8 (1.85m x 0.81m)

## FIRST FLOOR

### Master Bedroom

15'6 x 8'7 (4.72m x 2.62m)

### Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

### Bedroom 3

12'3 x 6 (3.73m x 1.83m)

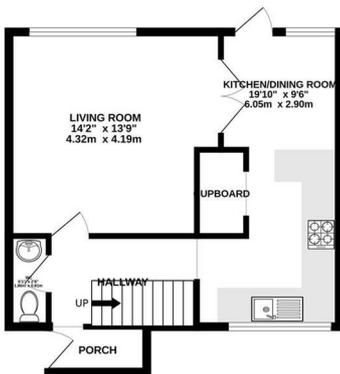
### Bathroom

6'4 x 6'4 (1.93m x 1.93m)

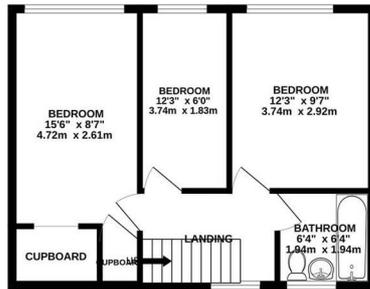
## EXTERNAL



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. 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 or efficiency can be given.  
Made with Metropix C2028

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		