

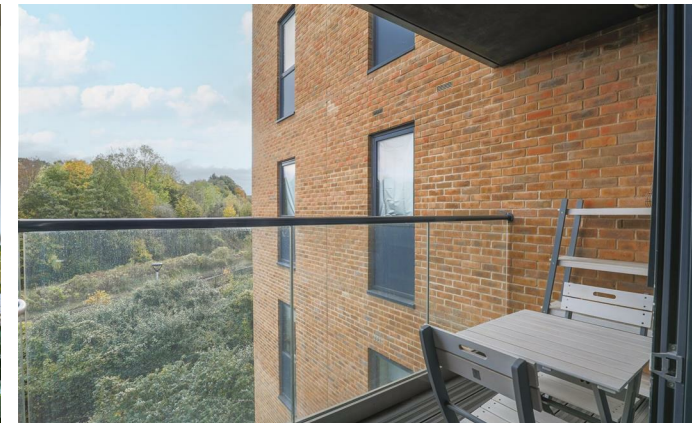


Smitham Court, 31 Leaden Hill | | Coulsdon | CR5 2FF

Guide Price £350,000

**BOND & SHERWILL**  
EST. 1908

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Coulsdon | CR5 2FF  
Guide Price £350,000



Guide-Price: £350,000 - £375,000

Ideally situated just a short walk from Coulsdon Town Railway Station and Coulsdon High Street this modern, two-bedroom apartment is ideal for anyone looking to enjoy contemporary living close to transport into Central London.

The interior features an open-plan design incorporating a modern kitchen with lounge. The lounge benefits from a balcony offering views over the local area. Additionally, the interior also features a master bedroom with contemporary en-suite shower-room and a good-size second bedroom.

Additional features of this property include lift access and allocated parking.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

### Hallway

The hallway includes radiator, wooden flooring, video entry system, smoke alarm and storage cupboard housing ventilation unit & space for washing machine.

### Lounge Area

The lounge is open-plan with the kitchen and includes double-glazed single-casement window, radiator, wooden flooring, double-glazed glass-panel door leading to balcony, down-lights and ceiling ventilation.

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**Kitchen Area**

The kitchen includes wooden flooring, wall & base level units with work surface area, integrated dishwasher, integrated fridge-freezer, integrated Siemens microwave, oven, under-mount sink with drainer & stainless-steel mixer tap, four-ring electric hob, smoke alarm, down-lights and extractor fan.

**Balcony**

The balcony includes outdoor light, seating area and cupboard housing Logic combination boiler.

**Bathroom**

The bathroom includes chrome heated towel rail, low-level W.C with dual flush & concealed cistern, wash-hand basin with stainless-steel mixer tap, panel-enclosed bath with shower hose attachment, partially-tiled walls, down-lights and extractor fan.

**Bedroom One**

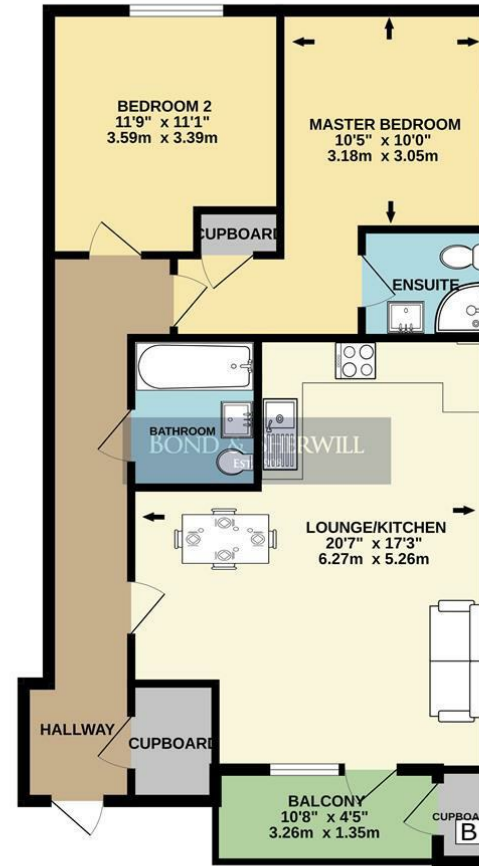
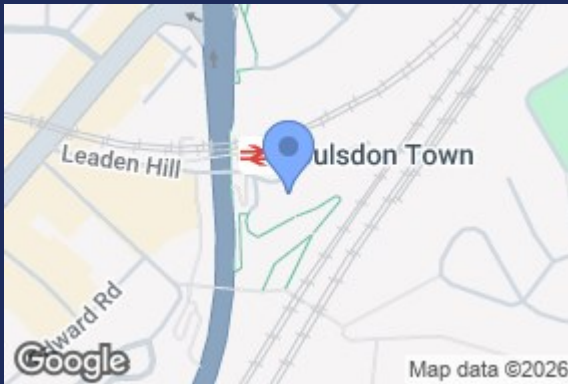
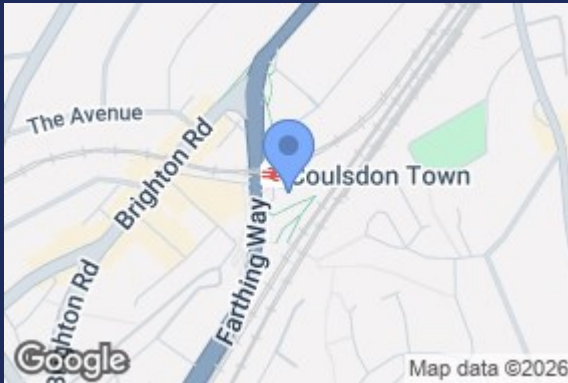
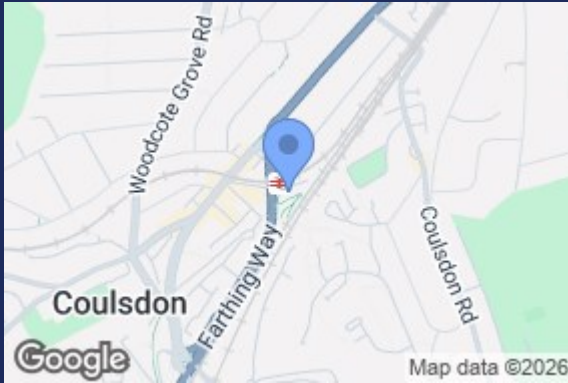
Bedroom one includes fitted wardrobe, double-glazed single-casement window and double-glazed single-casement glass panel door leading to Juliet balcony.

**Master Bedroom En-Suite**

The master bedroom's en-suite includes tiled floor, low-level W.C with dual-flush, chrome heated towel rail, wash-hand basin with stainless steel mixer tap, shower enclosure with shower head & wall-fixed controls and down-lights.

**Bedroom Two**

Bedroom two includes radiator, double-glazed single-casement window and extractor fan.



FOURTH-FLOOR  
806 sq.ft. (74.9 sq.m.) approx.

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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 error, omission 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		85	85
(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	

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