



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 contemporary, two-bedroom, third-floor apartment is ideal for anyone looking to enjoy contemporary living close to transport into Central London.

The interior benefits from an open-plan lounge/kitchen with a balcony offering views over the local area. Additional features include two good-size bedrooms, an en-suite, bathroom and storage.

Other benefits to note 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.

### Entrance Hall

The property benefits from a video entry phone system for added security, a convenient storage cupboard, and a separate utility room with space and plumbing for a washer/dryer and an additional fridge/freezer. Finished with oak grey mist wood flooring throughout, the space also features a radiator and recessed down-lights for a modern touch.





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### Open-Plan Kitchen Area

A range of wall and base level units topped with a sleek quartz work surface, incorporating an under-mounted stainless steel sink with mixer tap and integrated worktop drainer. Under-counter display lighting adds ambiance and functionality. Appliances are fully concealed, including a built-in fridge, freezer, and integrated dishwasher. A four-ring induction hob completes the cooking area, positioned near a double-glazed window offering a side aspect view.

### Open-Plan Lounge Area

A feature multifunctional wall unit with a recessed central section designed to accommodate a flat-screen TV, complemented by an electric artificial fireplace below. Flanked by symmetrical open shelving units for both display and storage. The room is finished with elegant oak grey mist flooring, a radiator, recessed down-lights, and a double-glazed window and door providing access to own balcony.

### Balcony

A covered balcony featuring a sleek glass balustrade and integrated lighting, providing a stylish outdoor space for relaxing or entertaining.

### Bathroom

The bathroom features part-tiled walls to splash back areas and a panel-enclosed bath with a glass shower screen and integrated shower hose attachment. A vanity wash hand basin with mixer taps sits beneath a wall-mounted mirror, alongside a low-level W.C. with dual-flush and a concealed cistern. Additional features include a chrome heated towel radiator, tiled flooring, and an extractor fan for ventilation.

### Master Bedroom

The room benefits from two double-glazed windows providing ample natural light, a fitted wall unit with integrated shelving for storage and display, and a door leading through to the en-suite bathroom.

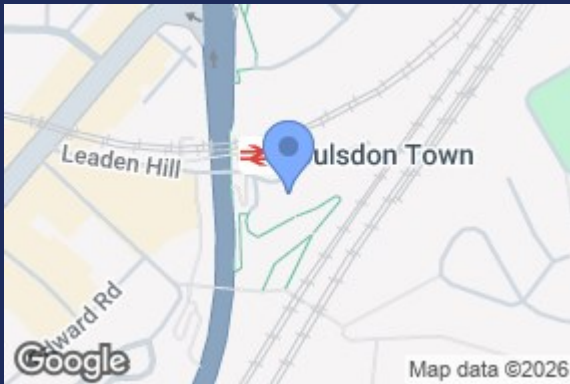
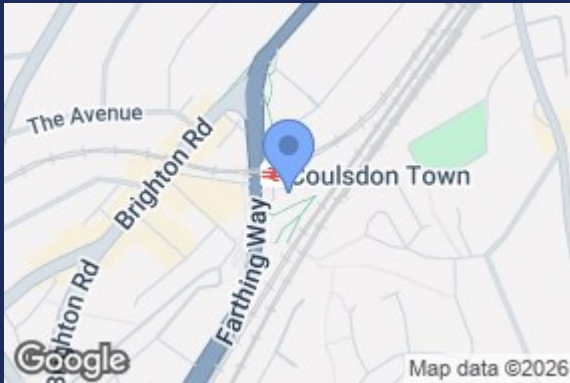
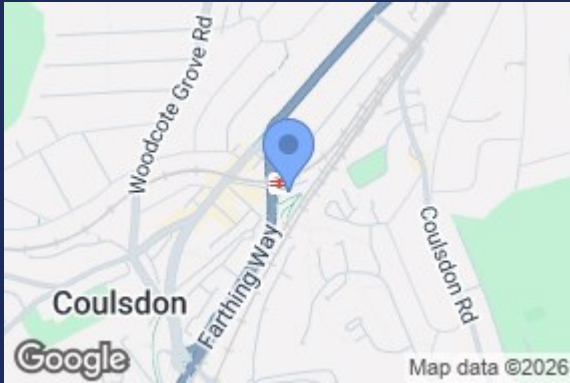
### Ensuite Shower Room

The en-suite features part-tiled walls to splash back areas and a generously-sized shower cubicle with an integrated shower unit. A vanity unit houses the wash hand basin with mixer taps, complemented by a wall-mounted mirror. Additional features include a low-level W.C. with dual-flush and concealed cistern, a chrome heated towel radiator, and an extractor fan for ventilation.

### Bedroom Two

Bedroom two benefits from fitted wardrobe with internal LED lighting and a double-glazed window.

### Parking



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

THIRD-FLOOR  
725 sq.ft. (67.4 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) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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