



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Station Approach | Coulsdon | CR5 2NR

**Guide price £395,000**

LOFT

# Station Approach | Coulsdon | CR5 2NR Guide price £395,000

- Attractive 3 double bedroom period cottage requiring full modernisation
- Full of character & period features including original fireplaces
- Good size rear garden
- Quiet residential road
- Walking distance to Coulsdon Town and Coulsdon South train stations
- Short stroll to Smitham & St.Aidans RC Primary schools
- Chain free

## GROUND FLOOR

### Entrance Hall

**Reception Room**  
11'11" x 11'11" (3.63m x 3.63m)

**Dining Room**  
12'1" x 11'5" (3.69 x 3.49)

**Kitchen**  
9'5" x 9'5" (2.87m x 2.87m)

**Shower Room**  
9'5" x 9'5" (2.87m x 2.87m)

## FIRST FLOOR

## Landing

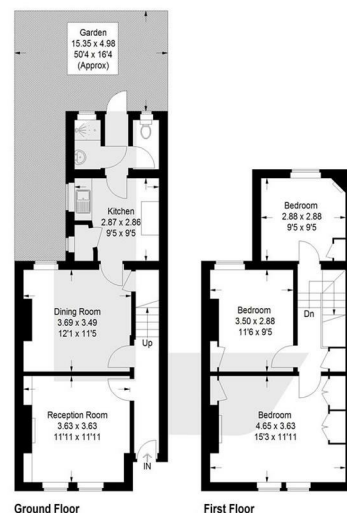
**Bedroom**  
15'3" x 11'10" (4.65 x 3.63)

**Bedroom**  
11'6" x 9'5" (3.51m x 2.87m)

**Bedroom**  
9'5" x 9'5" (2.88 x 2.88)

## OUTSIDE

**Rear Garden**  
50'4" x 16'4" (15.35 x 4.98)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1320479)

EPC Rating: D



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