



Popular family location with far reaching views.

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# Woodlands Grove Coulsdon

London 14 miles Coulsdon 1 mile

London by rail 25 minutes from Coulsdon South

M23/M25 Intersection 10 minutes

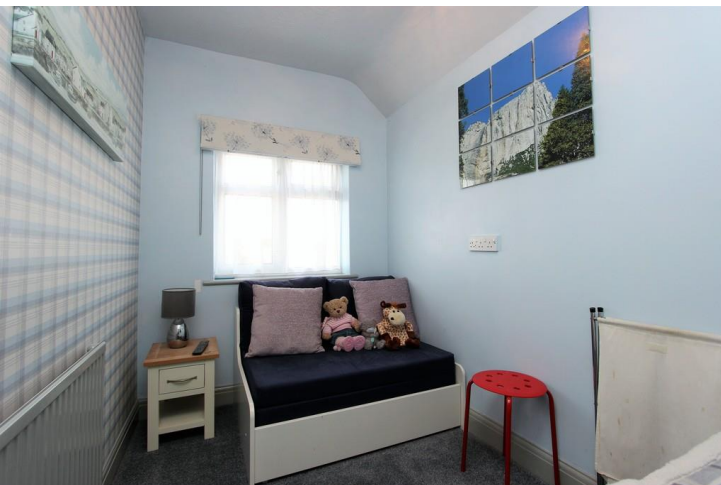
All times and distances are approximate

Located on this popular road in an elevated position offering far reaching views over the valley, is the well-presented three bedroom family home.



- Entrance Hall
- Sitting Room
- Kitchen-Dining Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Rear Garden

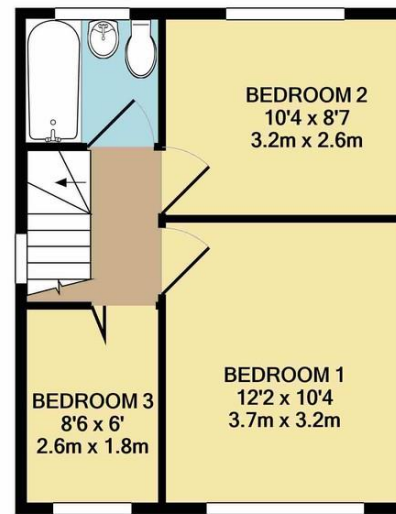
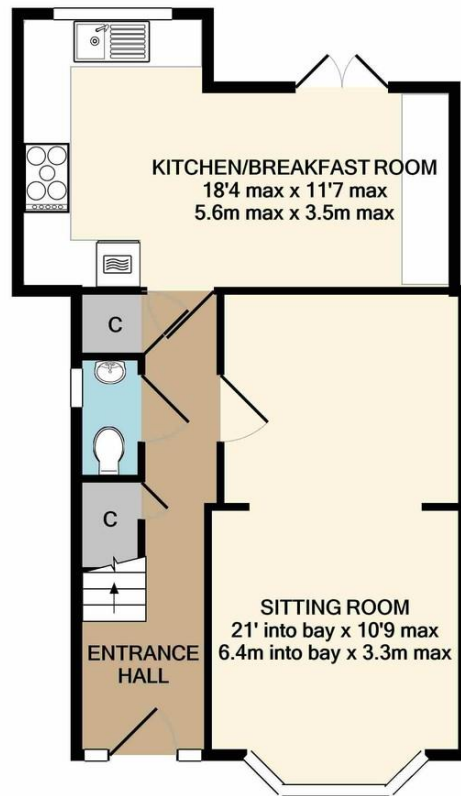




Woodlands Grove is a quiet road in the heart of west Coulsdon just 10 minutes' walk from the town centre and station. There are a number of local schools nearby with Chipstead Valley and Smitham Primary Schools, and St. Aiden Roman Catholic Primary School within walking distance. Woodmansterne Train Station is less than half a mile away providing rail routes to London Bridge within 40 minutes, alternately Coulsdon South Station provides rail links to London Bridge or Gatwick Airport in the opposite direction, Bus stops providing access to local Epsom, Banstead and Croydon can be found at the end of the road, alternately the hail and ride service on Woodlands Grove provides connections to Purley and Whyteleaf. The nearby A23 provides easy access to the M25 (J7) and Gatwick airport.

Situated in a highly sought after residential area with far reaching views over the valley is this delightful and well-presented family home. The open planned kitchen-dining area is naturally illumined with french doors leading to the tiered landscaped garden, whilst the front reception room is of generous size. The first floor hosts three good size bedrooms and a family bathroom. There is a summer house to the rear of the property that benefits from power which would make an ideal workshop or office. An internal viewing is highly recommended.

Spacious Sitting Room | Open Planned Kitchen/Dining Room | Far Reaching Views | Landscaped Garden With Summer House | Within The Catchment Area Of Some Excellent Schools | Within Easy Reach Of The Mainline Station |

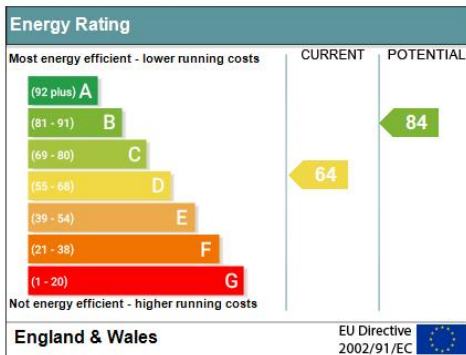


1ST FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)  
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Address: 17 WOODLANDS GROVE, COULSDON, COULSDON, CR5 3AN  
RRN: 9320-2713-5000-2020-8125



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