



# Unit A - End of Terrace





**A sympathetically designed boutique development of only four dwellings set within the quaint village of Old Coulsdon. Fronting Waddington Avenue, a terrace of three houses defines the Southern boundary, whilst a 'hard to come by' single detached bungalow fronting Taunton Lane defines the Northern portion of the Waddington Way site.**

**Experience contemporary living within a serene and leafy suburban setting, whilst benefitting from superb connectivity and transport links.**

The village of Old Coulsdon is distinct in its heritage, character and physical geography. As the southernmost settlement in Greater London, the area is ideally positioned to benefit from the verdant openness that is symbolic of the wider Surrey County whilst simultaneously boasting proximity to the primary road network, M23 and M25 motorways and direct train services to Central London.

The village also serves as somewhat of a nexus between several towns surrounding towns: Caterham, Kenley, Whyteleafe, Warlingham and Woodcote/Smitham (Purley) are all within a 10-minute drive of Coulsdon Road (B2030).

Waddington Avenue and Taunton Lane form part of a wider residential settlement area comprising a variety of family homes and bungalows exhibiting key features from a variety of architectural styles spanning the twentieth century. Cumulatively, these roads form a quiet and peaceful residential setting, with certain vantage points commanding scenic vistas of the surrounding woodlands and Nature Reserves.

The immediate environs boast an abundance of natural landscapes, including Coulsdon Common to the South; the vast Site of Special Scientific Interest in the form of the 67-hectare Happy Valley and Farthing Downs to the West and the 12-hectare Dollypers Hill Nature Reserve to the North.



London Bridge



London Victoria



1.8 miles to Coulsdon  
South Railway Station



100 yards from 404 Bus  
Stop to Caterham

0.2 of a mile from 404 Bus  
Stop to Coulsdon



10-minute walk from  
Coulsdon Road (Shops)



Surrounded by Unspoilt  
Open Greenspaces



Coulsdon South

**21 mins**  
**1 Stop**  
East Croydon

**30 mins**  
**3 Stops**  
Purley  
East Croydon  
Clapham Jct.

**Other Stations Nearby**

Whyteleafe (2.1 miles), Whyteleafe South  
(2.3 miles) & Upper Warlingham (2.4 miles)

Homefield Road  
to Coulsdon



**13 mins**  
**14 Stops**



The Tudor Rose,  
Old Coulsdon

**24 mins**  
**25 Stops**



Coulsdon  
Town Centre



Shirley Avenue  
to Crawford Crescent

**6 mins**  
**5 Stops**



Tesco Supermarket  
Caterham-on-the-Hill



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plans herein, all measurements, positioning, fixtures, fittings and features along with any material displayed are an approximate and are intended for illustrative purposes only.

These measurements and proportions are not to scale, hence no responsibility is taken for any error, omission, misstatement or use of the information shown

The services, systems and appliances shown have not been tested, and, as such, no guarantee as to their operability or efficiency can be given.

Floor plan produced in accordance with RICS Property Measurements 2<sup>nd</sup> Edition. Incorporating International Property Measurement Standards (IPMS2 Residential).



Certain images have been created or modified using artificial intelligence to assist with visualisation. These images do not constitute an exact representation of the property. Features, proportions, and finishes may differ in reality.



4

**Unit A** is arranged over three floors and spans 1,333ft<sup>2</sup> in floor area. Upon entering the hallway, a light internal décor is elegantly contrasted by rustic oak engineered flooring throughout. The property is served by a practical and ergonomic shaker-style kitchen with integrated appliances and taupe grey cabinetry.



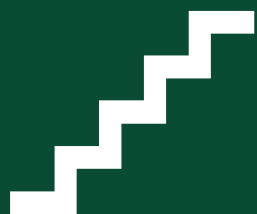
2

A double-paned window to the front-aspect ensures that a healthy level of natural light is provided to this essential space.



1

The ground floor space flows effortlessly into a living/dining area with broad glass-panelled dark grey bi-fold doors leading out to the terraced garden to the rear. A useful cloakroom completes this floor.



3

Rising to the first floor, beige carpeting ensures a continuation of the wall to floor contrast colour scheme deployed on the ground floor.

The first-floor landing sprawls in two directions; to the left, an inviting double bedroom serviced by a well-appointed ensuite shower room. Clad with chic beige porcelain tiles, white sanitary wear and vanity unit with chrome accents, a tasteful and contemporary finish is achieved.

At the other end of the landing, a second bedroom provides a view over the rear terrace and is served by the abutting family bathroom.

Ascending to the second floor, two further bedrooms are provided with a dormer window overlooking Waddington Avenue to the front whilst two roof lights provide natural light to the fourth bedroom.



1,333FT<sup>2</sup>

## Private External Amenity

The dwelling possesses a tastefully landscaped rear garden which has been thoughtfully designed over tiers in view of the steeper topography found toward the rear of the plot. Timber gabion planters double as benches for quiet relaxation and a selection of plantings add a welcome dose of colour to this outdoor space.

The rear garden extends to an area of approximately 52m<sup>2</sup> and benefits from a side access. This rear space is bound by 6ft closeboard fencing panels to the flanks. Heavy and dense planting will provide further privacy along the Taunton Lane boundary.

To the rear, the garden is segregated from the bungalow's private amenity space by 3½ ft timber post and rail fencing.

A driveway providing off-street parking completes this dwelling.

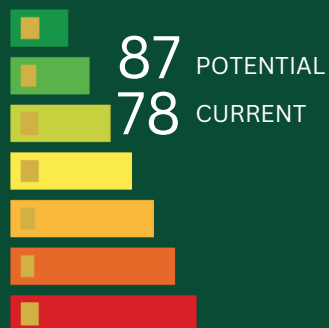
### Tenure:

Freehold

### Local Authority:

London Borough of Croydon

# Guide Price: £595,000



**Surrey Land Projects**



**RedBanksia**

