



# Detached Bungalow





**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 southern- most 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 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



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

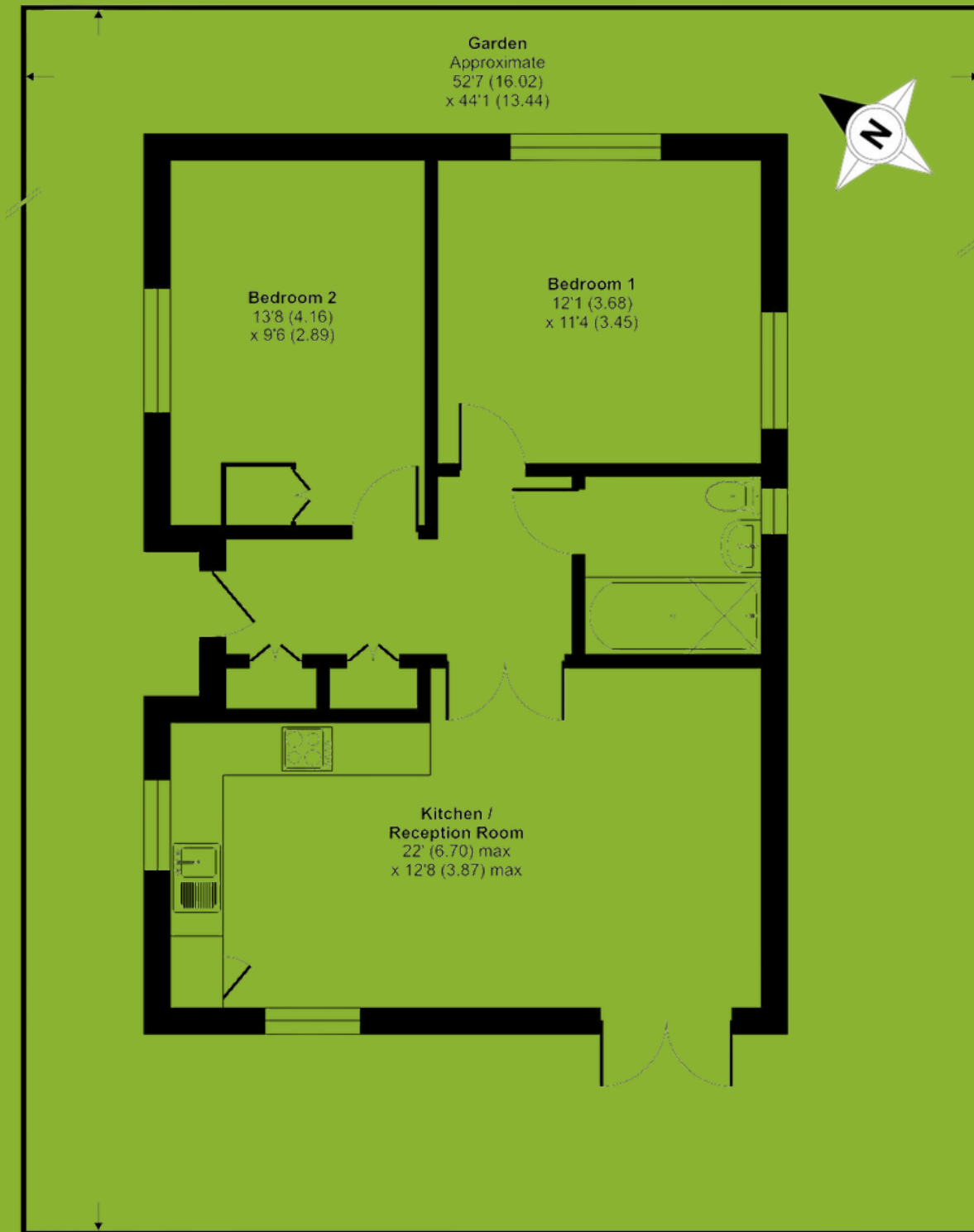


Tesco Supermarket  
Caterham-on-the-Hill

Shirley Avenue  
to Crawford Crescent



# 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.



2

A rarely available, brand new detached bungalow with wheelchair access to the front door, occupies an elevated plot which commands views of the serried rooftops of neighbouring residences against a distant backdrop of Dollyper's Hill Nature Reserve and RAF Kenley Airfield.



1

A well proportioned abode sits on a neat plot to the rear the terraced homes that front Waddington Avenue. This dwelling represents a superb opportunity for those seeking single-level living within a quiet yet well-connected locality.



1

Upon entering the property, the first bedroom can be accessed to the left; a wide, front-facing window aperture provides a welcome amount of Westerly sunlight.

A further double bedroom is found to the rear of the bungalow, with natural light penetrating from two aspects.

The dual-aspect primary habitable room with vaulted ceilings hosts the kitchen, dining and lounge area in an open-plan style with bi-fold doors permitting access to the L-shaped turfed garden.

The external amenity is complete with a private driveway providing off-street parking.



678FT<sup>2</sup>



**RARELY AVAILABLE**



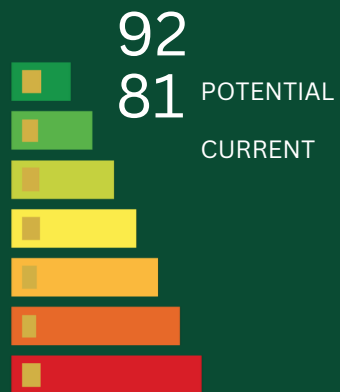
## Tenure:

Freehold

## Local Authority:

London Borough of Croydon

# Guide Price: £500,000



Surrey Land Projects



RedBanksia



NEW HOME  
WARRANTY CODE