

FOLKLANDS



WADDINGTON AVENUE, OLD COULSDON

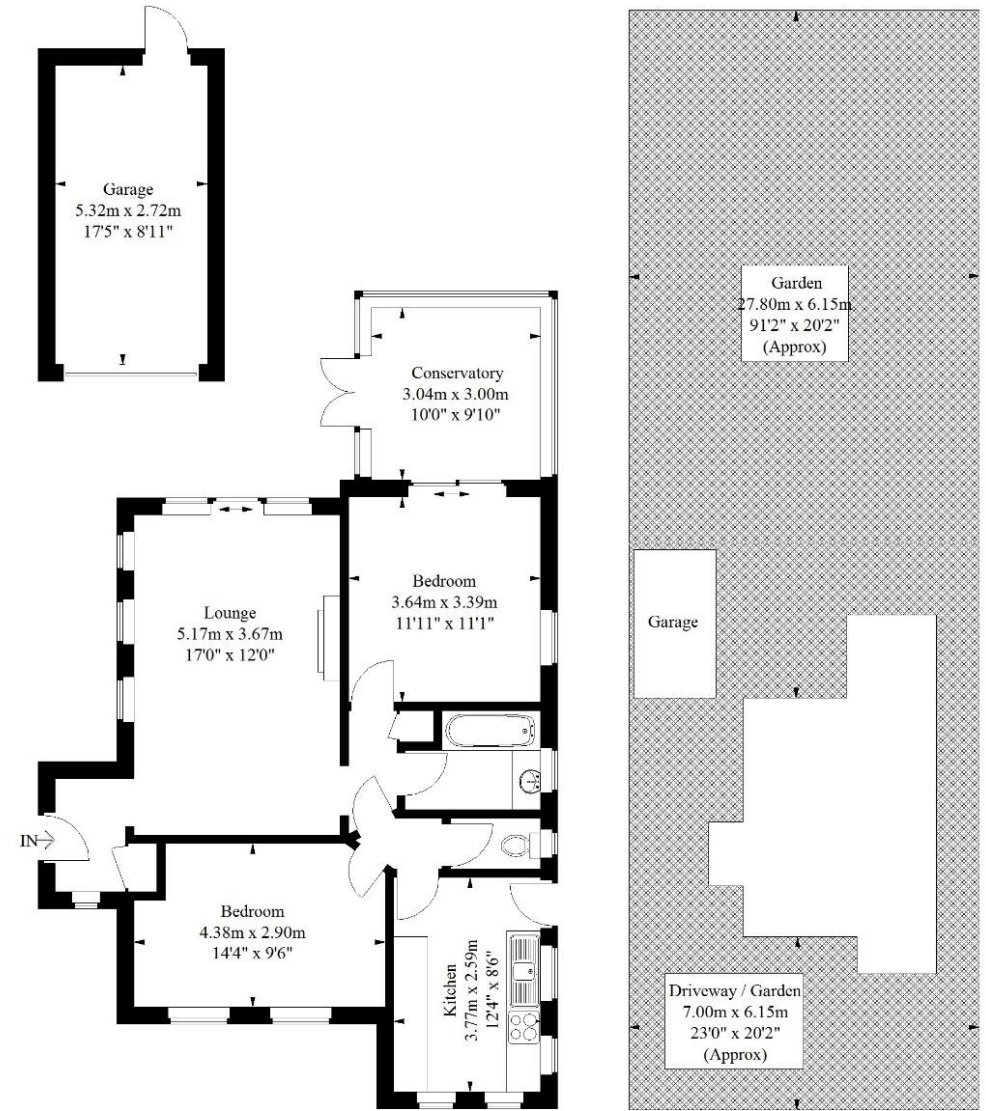
GUIDE PRICE £340,000



Waddington Avenue, Old Coulsdon



Approximate Gross Internal Area
 82.7 sq m / 890 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 97.2 sq m / 1046 sq ft



Site Plan
(Not To Scale)

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 391254)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ DETACHED BUNGALOW
- ❖ REQUIRES A FULL REFURBISHMENT
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ AMPLE OFF ROAD PARKING
- ❖ MOMENTS FROM THE 404 BUS ROUTE
- ❖ A SHORT WALK TO THE VILLAGE HIGH STREET
- ❖ PRIVATE GARAGE
- ❖ NO ONWARD CHAIN
- ❖ POTENTIAL TO EXTEND (STPP)

A spacious two double bedroom detached bungalow situated within this popular residential road in the heart of Old Coulsdon, conveniently located moments from the 404 bus route which provides a frequent service to Coulsdon town centre and Caterham on the hill.

Requiring a full refurbishment, this property provides itself as a blank canvass for the buyer wishing to create their own home. Offered to the market with no onward chain, this spacious property benefits from ample off road parking, a garage and a wonderful south facing rear garden.

The accommodation comprises two double bedrooms, living room, separate kitchen, conservatory extension and a bathroom & separate WC. We feel this property has potential to create a wonderful home, and an early appointment to view will prove to be essential.

