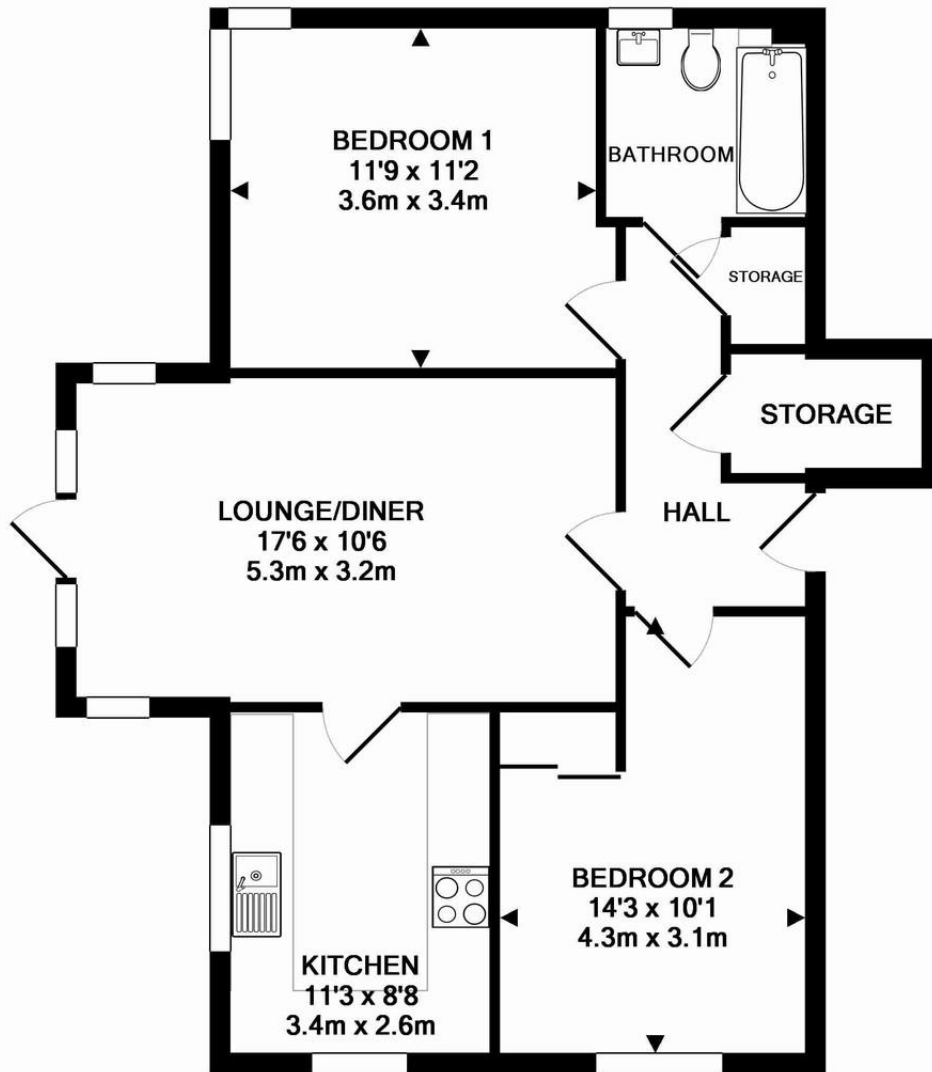




7 Glebe Court, 27 Whitethorn Avenue, Coulsdon, Surrey, CR5 2AP







TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 SQ.M.)  
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The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			



7 Glebe Court  
27 Whitethorn Avenue  
Coulston  
Surrey  
CR5 2AP

£295,000 LEASEHOLD

## Points of Interest

- Modern Purpose Built Development
- Two Double Bedrooms
- Modern Bathroom
- Lounge/Dining Room
- Fitted Kitchen
- Good Decorative Order
- Generous Southerly Aspect Garden
- Allocated Parking
- Close to Schools and Station
- CHAIN FREE

## THE PROPERTY

An opportunity to acquire a spacious ground floor apartment situated in a desirable location and enjoying a generous southerly aspect rear garden.

The property comprises a communal entrance hall accessed via an entry phone system. Inside the apartment, there is a good sized hall with large storage cupboard and a 17'6 triple aspect lounge/dining room which enjoys direct access to the garden. The kitchen is off the lounge and is front facing, fitted with a range of wall and base mounted units. There are two double bedrooms and a modern family bathroom with white bath with shower over, basin and W.C.

Outside there are southerly aspect gardens to both the side and rear which are mainly laid to lawn with fencing to the boundaries. There is a good sized deck which is ideal for entertaining and a large shed. There is an allocated parking space to the front.

## LOCATION

### Education and Leisure

There are numerous reputable schools close by to include Woodcote Primary and Woodcote High Schools, Chipstead Valley Primary, St. Aidans Catholic Primary and Smitham Primary which are all within close proximity. Coulston and Purley provide many leisure facilities including various Golf Courses, Gymnasiums, Squash and Tennis Courts. A cosmopolitan choice of restaurants and cafes can also be found in the town.

### Shopping

A variety of shopping facilities can be found at Coulston town centre including Waitrose, Aldi and Tesco Express as well as numerous independent traders. More comprehensive shopping facilities, including the forthcoming Westfield can be found in Croydon, approximately 4 miles away.

### Travel

Coulston Town Station is just a few minutes walk away, whilst the fast services from Coulston South station are also close by and connect to London Bridge (from 30 mins) and London Victoria (from 26 mins). The M25/M23 intersection at Hooley is just 4 miles away giving easy access to the national motorway network and Gatwick and Heathrow airports.

Viewing strictly by appointment.

t. 020 8660 6674  
e. sales@walterandmair.co.uk  
w. walterandmair.co.uk



26 Chipstead Valley Road, Coulston, Surrey, CR5 2RA



