



48 Woodhatch Spinney, Coulsdon
£550,000

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Coulsdon

A well presented, four bedroom, two shower room, Wates built, Link-detached family residence, situated on a west/north west facing corner plot, within 10/20 minutes walk of Coulsdon Town/South railway stations. Having been in the same ownership since built, this attractive home is offered to the market for the first time in 56 years. The property offers potential to convert the garage to additional living accommodation, with further extension potential to both the rear and side, subject to planning permission. Large covered porch, entrance hall with two storage cupboards, ground floor shower room, double aspect sitting room with square bay window overlooking the pretty communal central green area to the front, 16'3 x 13'8 fully fitted kitchen/diner with glass sliding doors to rear patio and garden. Stairs to first floor landing, four bedrooms, all with fitted cupboards, family shower room. Front garden with driveway leading to garage and front door, rear door from garage to rear garden. West/North West facing rear garden to two sides of the property.

- FOUR BEDROOM WATES BUILT LINK-DETACHED FAMILY RESIDENCE, LOCATED IN A QUIET NO THROUGH ROAD WITHIN 10/20 MINUTES WALK OF COULSON TOWN & COULSDON SOUTH RAILWAY STATIONS
- EXTENSION POTENTIAL TO BOTH SIDE AND REAR, WITH ATTACHED GARAGE WHICH COULD BE CONVERTED TO ADDITIONAL LIVING ACCOMMODATION STPP
- TWO SHOWER ROOMS
- DOUBLE ASPECT LIVING ROOM + LARGE KITCHEN/DINER
- DRIVEWAY WITH OFF STREET PARKING FOR THREE TO FOUR CARS
- WEST/NORTH WEST FACING, SUNNY ASPECT, CORNER PLOT WITH LARGER THAN AVERAGE SUNNY ASPECT GARDENS TO TWO SIDES
- COUNCIL TAX BAND - E - EPC - D



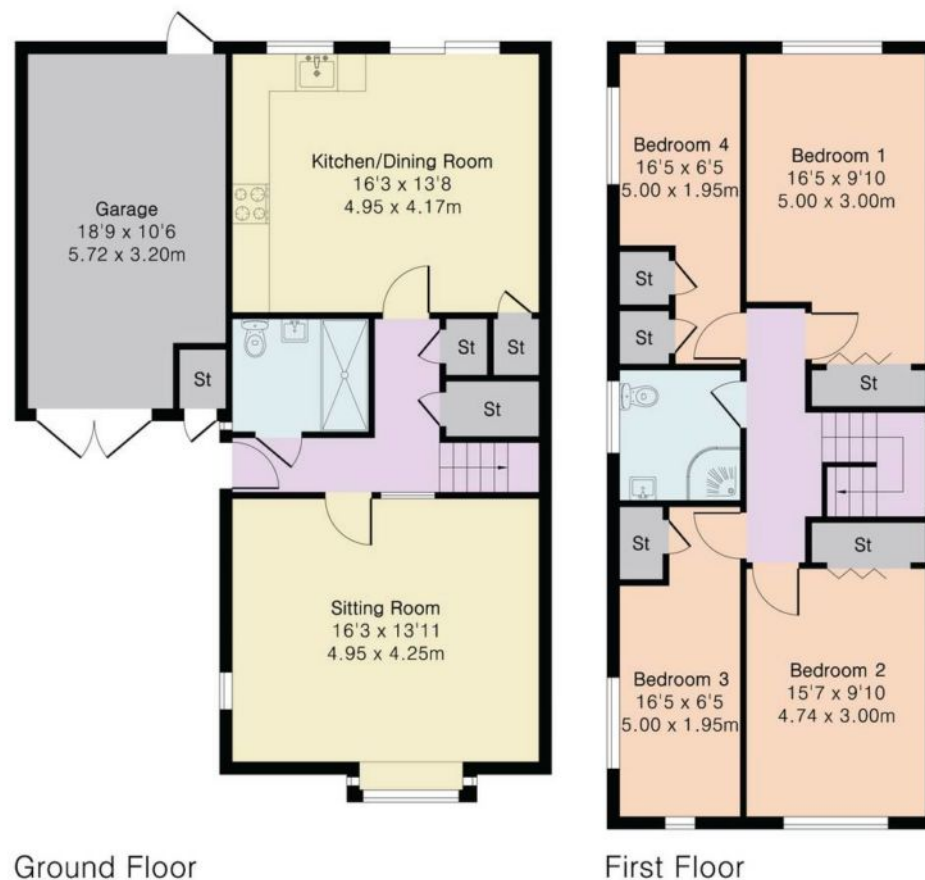


**Approximate Gross Internal Area 1469 sq ft - 136 sq m
(Including Garage)**

Ground Floor Area 617 sq ft – 57 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 197 sq ft – 18 sq m



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PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.