



The Vale, Coulsdon, CR5 2AU

Guide price £400,000

*Mc.* MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\* Exclusive To Monochrome Homes is this unique two bedroom semi-detached home with garage and studio space located in the prime Woodcote Location, Coulsdon

### ACCOMODATION

Positioned in the sought-after Woodcote area of Purley, this charming 2-bedroom semi-detached home offers a rare and flexible layout, ideal for modern living in a peaceful, well-connected neighbourhood.

The ground floor features a bright and spacious living area, a modern fitted kitchen, and a generously sized bedroom—perfect for guests, a home office, or multigenerational living. A separate ground floor bathroom adds to the practicality of the space.

Upstairs, you'll find the principal bedroom, complete with a private en-suite bathroom, providing a quiet and comfortable retreat with excellent privacy.

To the front of the property is a private garden, offering a welcoming outdoor space for relaxing or entertaining. Additionally you will have your own private garage and separate studio space located under the house.

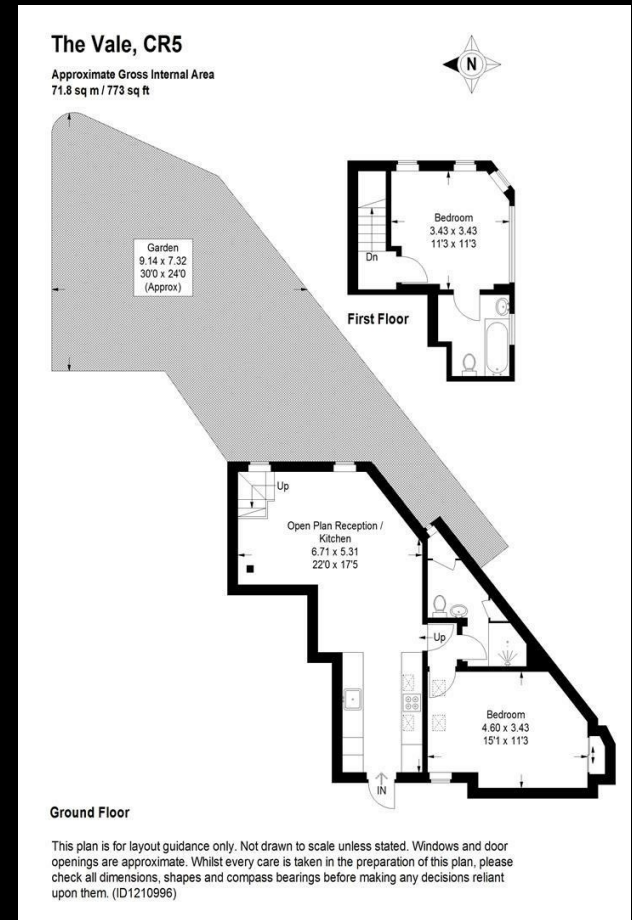
### LOCATION

Located on a quiet residential road with easy access to Purley town centre, mainline train services into London, reputable schools, and beautiful green spaces, this unique property offers the perfect blend of suburban tranquility and urban connectivity.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



| Energy Efficiency Rating  |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|---|---------|-------------------------|
|   | Current | Potential               |   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |   |         |                         |
| (92 plus) A   |         |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (81-91) B   |         |                         | (92 plus) A   |         |                         |
| (69-80) C   |         |                         | (81-91) B   |         |                         |
| (55-68) D   |         |                         | (69-80) C   |         |                         |
| (39-54) E   |         |                         | (55-68) D   |         |                         |
| (21-38) F   |         |                         | (39-54) E   |         |                         |
| (1-20) G  |         |                         | (21-38) F   |         |                         |
| Not energy efficient - higher running costs                     |         |                         |   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |   |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC | England & Wales   |         | EU Directive 2002/91/EC |
|   |         | 70                      |   |         | 82                      |

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