

## Welcombes View Coulsdon, CR5 3FJ

WILLIAMS HARLOW ARE EXCITED TO BRING THIS THREE DOUBLE BEDROOM DETACHED HOUSE TO THE MARKET. Tucked away in a quiet area of Coulsdon is this secluded cul-de-sac of less than a dozen houses and herein lies this modern three bedroom family home. Consisting of a study, a large reception room, a family kitchen and shower wet-room downstairs with three double bedrooms and a further two bathrooms (1 en-suite) upstairs, this is the perfect family home. A private driveway and garage and good size grass-laid rear garden complete the property. Available immediately on an unfurnished basis.

£2,500 PCM Unfurnished



## PRIVATE ROAD

Private brick-laid cul-de-sac

## ENTRANCE

Grass-lined pathway to front door

## STUDY

Wood flooring with double-glazed aspect over front garden

## RECEPTION ROOM

Full length room with wood flooring flowing into hallway and glazed double doors leading into the rear garden

## KITCHEN

Modern design and fully equipped with all modern conveniences and double-glazed window over looking the rear garden

## SHOWER ROOM

Fully tiled wet room with shower, WC and hand-basin

## UPSTAIRS

Staircase leading up to...

## BEDROOM 1

Double bedroom with glazed aspect overlooking the front garden

## EN-SUITE

En-suite shower room with WC and hand-basin

## BEDROOM 2

Double size room overlooking the front garden

## BEDROOM 3

Double size room overlooking the rear garden

## FAMILY BATHROOM

Shower over bath, WC, heated towel rail and hand-basin

## REAR GARDEN

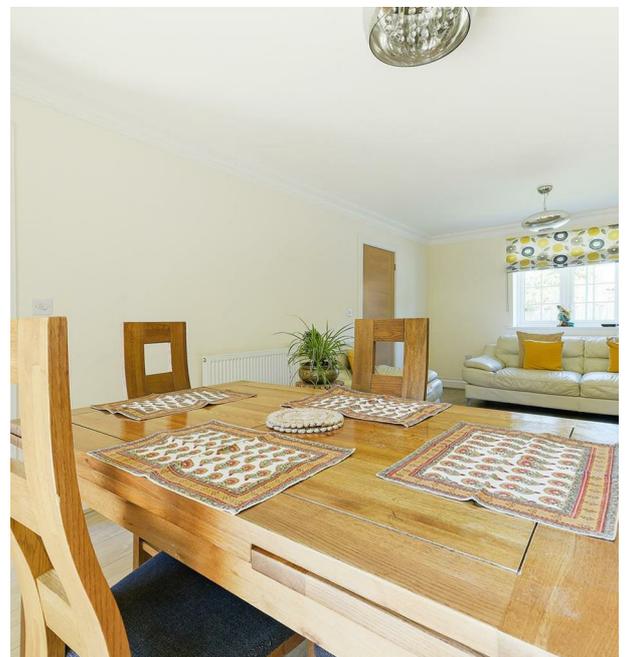
Laid mainly to grass with patio area and access into private garage

## GARAGE

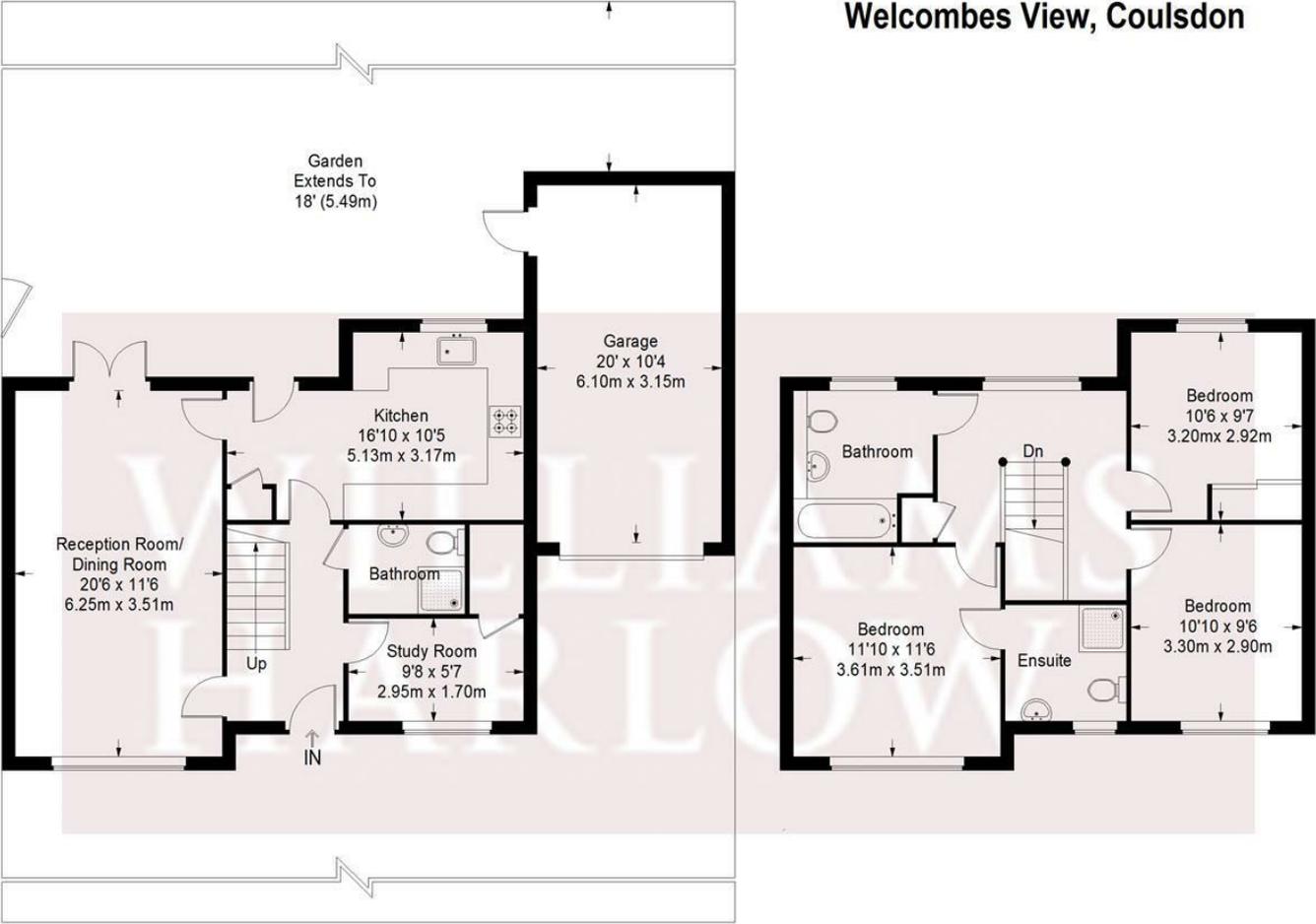
Accessed from driveway large enough to accommodate at least one extra car

## COUNCIL TAX

Council Tax Band F (£3,418.87) 2024 / 25



**Welcomes View, Coulsdon**



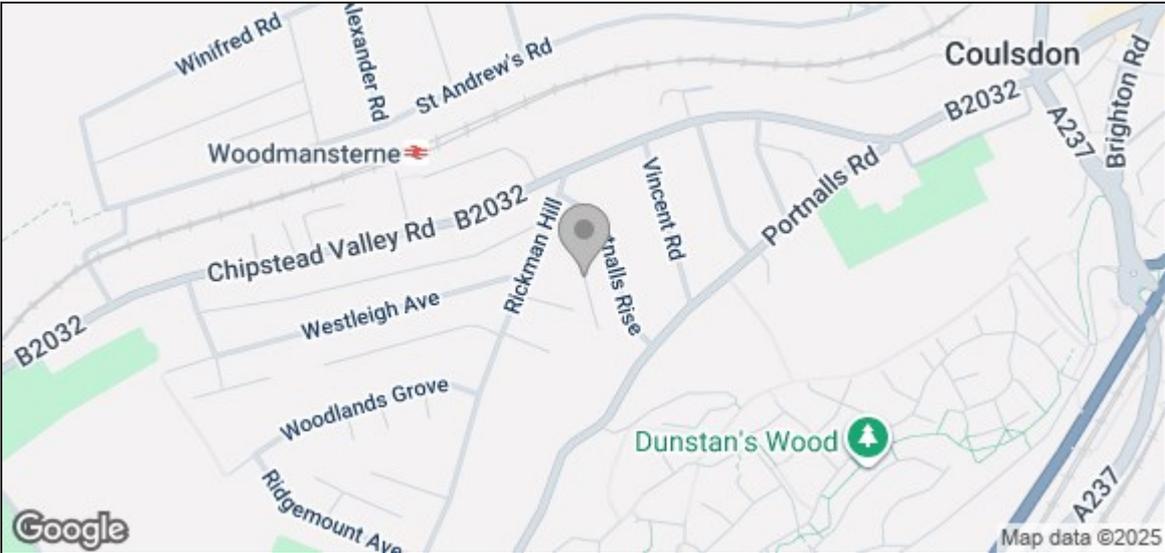
**Ground Floor = 582 sq ft**

**First Floor = 577 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 582 sq ft / 54.07 sq m  
 FIRST FLOOR = 577 sq ft / 53.60 sq m  
 GARAGE = 206 sq ft / 19.14 sq m  
 Total = 1365 sq ft / 126.81 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	