



Detached Bungalow

Old Coulsdon, CR5 1QP





A sympathetically designed boutique development of only four dwellings set within the quaint village of Old Coulsdon.

Fronting Waddington Avenue, a terrace of three houses defines the Southern boundary, whilst a 'hard to come by' single detached bungalow fronting Taunton Lane defines the Northern portion of the Waddington Way site.

Experience contemporary living within a serene and leafy suburban setting, whilst benefitting from superb connectivity and transport links.

The village of Old Coulsdon is distinct in its heritage, character and physical geography. As the southernmost settlement in Greater London, the area is ideally positioned to benefit from the verdant openness that is symbolic of the wider Surrey County whilst simultaneously boasting proximity to the primary road network, M23 and M25 motorways and direct train services to Central London.

The village also serves as somewhat of a nexus between several surrounding towns: Caterham, Kenley, Whyteleafe, Warlingham and Woodcote/Smitham (Purley) are all within a 10-minute drive of Coulsdon Road (B2030).

Waddington Avenue and Taunton Lane form part of a wider residential settlement area comprising a variety of family homes and bungalows exhibiting key features from a variety of architectural styles spanning the twentieth century. Cumulatively, these roads form a quiet and peaceful residential setting, with certain vantage points commanding scenic vistas of the surrounding woodlands and Nature Reserves.

The immediate environs boast an abundance of natural landscapes, including Coulsdon Common to the South; the vast Site of Special Scientific Interest in the form of the 67-hectare Happy Valley and Farthing Downs to the West and the 12-hectare Dollypers Hill Nature Reserve to the North.



London Bridge

London Victoria



1.8 miles to Coulsdon
South Railway Station



100 yards from 404 Bus
Stop to Caterham

0.2 of a mile from 404 Bus
Stop to Coulsdon



10-minute walk from
Coulsdon Road (Shops)



Surrounded by Unspoilt
Open Greenspaces



Coulsdon South

21 mins

1 Stop

East Croydon

30 mins

3 Stops

Purley

East Croydon

Clapham Jct.

Other Stations Nearby

Whyteleafe (2.1 miles), Whyteleafe South
(2.3 miles) & Upper Warlingham (2.4 miles)

Homefield Road
to Coulsdon

The Tudor Rose,
Old Coulsdon

Coulsdon
Town Centre



13 mins

14 Stops



24 mins

25 Stops



6 mins

5 Stops



Shirley Avenue
to Crawford Crescent

Tesco Supermarket
Caterham-on-the-Hill







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A rarely available, brand new detached bungalow with wheelchair access to the front door, occupies an elevated plot which commands views of the serried rooftops of neighbouring residences against a distant backdrop of Dollyper's Hill Nature Reserve and RAF Kenley Airfield.



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A well proportioned abode sits on a neat plot to the rear the terraced homes that front Waddington Avenue. This dwelling represents a superb opportunity for those seeking single-level living within a quiet yet well-connected locality.



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Upon entering the property, the first bedroom can be accessed to the left; a wide, front-facing window aperture provides a welcome amount of Westerly sunlight.

A further double bedroom is found to the rear of the bungalow, with natural light penetrating from two aspects.

The dual-aspect primary habitable room with vaulted ceilings hosts the kitchen, dining and lounge area in an open-plan style with bi-fold doors permitting access to the L-shaped turfed garden.

The external amenity is complete with a private driveway providing off-street parking.



678FT²



RARELY AVAILABLE



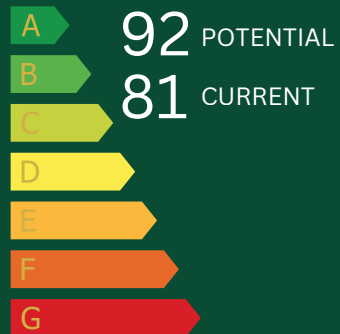
Tenure:

Freehold

Local Authority:

London Borough of Croydon

Guide Price: £500,000



Surrey Land Projects



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NEW HOME
WARRANTY CODE