



## *Whitethorn Avenue*

Guide-Price: £300,000 - £325,000

Ideally situated within good proximity to Woodmansterne Railway Station this two-bedroom, chain-free, first-floor apartment has its own rear garden and comes to the market perfect either for first time buyers or investors.

The interior includes two good size bedrooms, dual-aspect kitchen/diner, modern bathroom with separate W.C and hallway with cupboards. Additional features include a garden storage room and good-size own rear garden accessed via a gate.

Woodmansterne & Coulsdon South Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is widely served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs, while the Clockhouse Recreation Ground and Hatch Lane woodland path offer walks through to Woodmansterne village. There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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## *Whitethorn Avenue*

### **Hallway**

The hallway includes wooden flooring, two storage cupboards, radiator and loft hatch.



### **Master Bedroom**

The master bedroom includes wooden flooring, two-casement double-glazed window, radiator and picture rail.



### **Bedroom Two**

Bedroom two includes two-casement double-glazed window and radiator.



### **Lounge**

The lounge includes wooden flooring, two-casement double-glazed window, three-casement double-glazed window, radiator and feature fireplace with stone-effect hearth & brick-effect surround.



### **Bathroom**

The bathroom includes panel-enclosed bath with shower hose attachment, partially-tiled walls, two-casement double-glazed opaque window, radiator and vanity unit incorporating wash-hand basin with stainless-steel mixer tap.

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### **W.C**

The W.C includes low-level W.C with dual-flush, single-casement opaque double-glazed window and wooden flooring.



### **Kitchen/Diner**

The kitchen/diner is dual-aspect and includes wall & base level units with work surface areas, cupboard housing boiler, radiator, two two-casement double-glazed windows, single-casement double-glazed window, partially-tiled walls, one & a half bowl inset stainless-steel sink with drainer, space for washing machine, space for four-ring electric cooker, stainless-steel extractor hood and space for fridge-freezer.



### **Garden Storage**



### **Rear Garden**

The rear garden is accessed via a gate and is partially laid to lawn with features including a range of plants, shrubs & hedges.



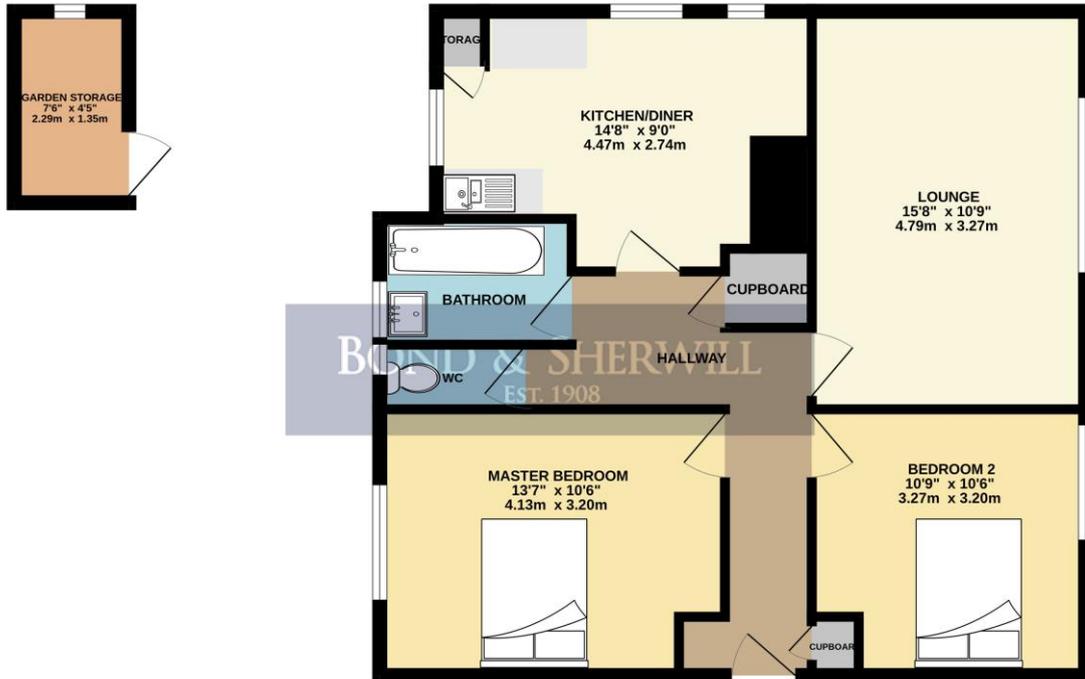
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GARDEN STORAGE  
34 sq.ft. (3.2 sq.m.) approx.

FIRST FLOOR  
699 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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