



## 7 Alder Croft, Coulsdon

£349,000

A stunning two bedroom bungalow within easy reach of Coulsdon Town Centre.

This stunning property has been upgraded by its current owners and is offered to the market in good decorative order throughout. It benefits from a modern refitted kitchen with folding doors to lounge-diner, and refitted bathroom.

The property comprises, entrance hall, lounge-diner, kitchen, two bedrooms, bathroom, rear garden, front garden, and garage en-bloc.

Alder Croft is situated at the top of Deepfield Way in the popular Coulsdon Woods development, and is within easy walking distance to Coulsdon Town Centre with its shopping and transport facilities.

Please call to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">88</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="text-align: center;"> <span style="font-size: 2em;">60</span> </div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">88</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="text-align: center;"> <span style="font-size: 2em;">55</span> </div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Entrance hall**

**Lounge diner** 20'4 x 12'3 (6.20m x 3.73m)

**Kitchen** 12'2 x 10'7 (3.71m x 3.23m)

**Bedroom 1** 12'4 x 12' (3.76m x 3.66m)

**Bedroom 2** 8'4 x 8'3 (2.54m x 2.51m)

**Bathroom** 7'3 x 5'5 (2.21m x 1.65m)

**Rear garden**

**Front garden**

**Garage en-bloc**

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PROPERTY MISDESCRIPTIONS ACT 1991: Thets has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

