



All enquiries Ref: Callum Glenn



- Freehold three-bedroom terrace house
- Potential for extension STPP
- Full vacant possession

Location:

The property is located on Deepfield Way, which connects to Coulsdon Road (B2030) and Marpit Lane (B276) via Rutherford Rise. The property is well situated for a comprehensive network of public transport links including Coulsdon South Station lying to the west, Smitham Station lying to the north together with a network of local bus services serving the surrounding vicinity. Road links include the A23, which provides access into central London to the north and the M25 and M23 motorways to the south. Shopping amenities can be found locally within Coulsdon with further amenities being found in Purley to the north and within Croydon at The Whitgift and Centrale Shopping Centres. Recreational pursuits can be found locally including Coulsdon Manor Golf Course and Farthing or Fairdean Downs lying to the south.

Accommodation:

First floor: Three bedrooms, bathroom/WC
 Ground floor: Two reception rooms, kitchen
 Outside: Rear garden and garage (No. 22)

EPC Rating: TBC

Council Tax Band: D

To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

