



Windermere Road | | Coulsdon | CR5 2JA

Asking Price £600,000

BOND & SHERWILL
EST. 1908

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Located on this popular tree-lined cul-de-sac, this three-bedroom semi-detached property comes to the market perfect for anyone who wants to live within good proximity to Coulsdon Town Centre.

Internally, the property includes lounge, dining room, triple-aspect kitchen/diner, three bedrooms, bathroom with shower, high ceilings, and gas central heating.

Externally, the property features an impressive, mostly-level rear garden, potential to extend subject to planning permission and a driveway with off-street parking.

Coulsdon South and Coulsdon Town 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 well-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 and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

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. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.



Porch

The porch includes two double-glazed windows and a double-glazed glass-panel door.

Hallway

The hallway includes wooden flooring, radiator, cupboard housing gas & electric meters, stairs ascending to first-floor, picture rail, coved ceiling and smoke alarm.

Lounge

The lounge includes wooden flooring, three radiators, feature fireplace with cast-iron surround & marble-effect hearth, four-casement double-glazed window, picture rail, ceiling rose and coved ceiling.



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Dining Room

The dining room includes wooden flooring, radiator, two double-glazed windows, double-glazed glass-panel door leading to rear garden and coved ceiling.

Kitchen/Diner

The open-plan kitchen/diner is triple-aspect and includes double-glazed two-casement window, two radiators, tiled floor, partially-tiled walls, wall-mounted Worcester boiler, wall & base level units with work surface area, space for washing machine, space for tumble dryer, space for dishwasher, space for free-standing fridge/freezer, oven, four-ring gas hob, stainless-steel extractor hood, sink with drainer, double-glazed glass-panel door leading to rear garden, downlights and velux window.

Landing

The landing includes stained-glass-effect single-glazed window, loft hatch and smoke alarm.

Bedroom One

Bedroom one includes two fitted wardrobes, three radiators, four-casement double-glazed bay window and coved ceiling.

Bathroom

The bathroom is dual-aspect and includes free-standing bath, two double-glazed opaque windows, low-level W.C, shower enclosure with wall fixed controls, tiled floor, pedestal wash-hand basin, tiled walls, extractor fan and down-lights.

Bedroom Two

Bedroom two includes double-glazed two-casement window, radiator and picture rail.

Bedroom Three

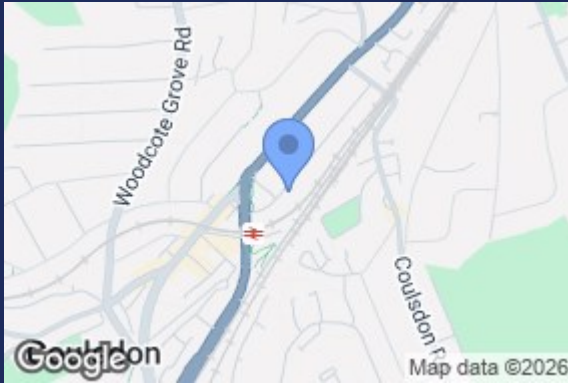
Bedroom three includes radiator and double-glazed single-casement window.

Rear Garden

The rear garden is mostly-level and is mostly laid to lawn. Features include a decked area, water tap, lighting, side access and a range of plants & shrubs.

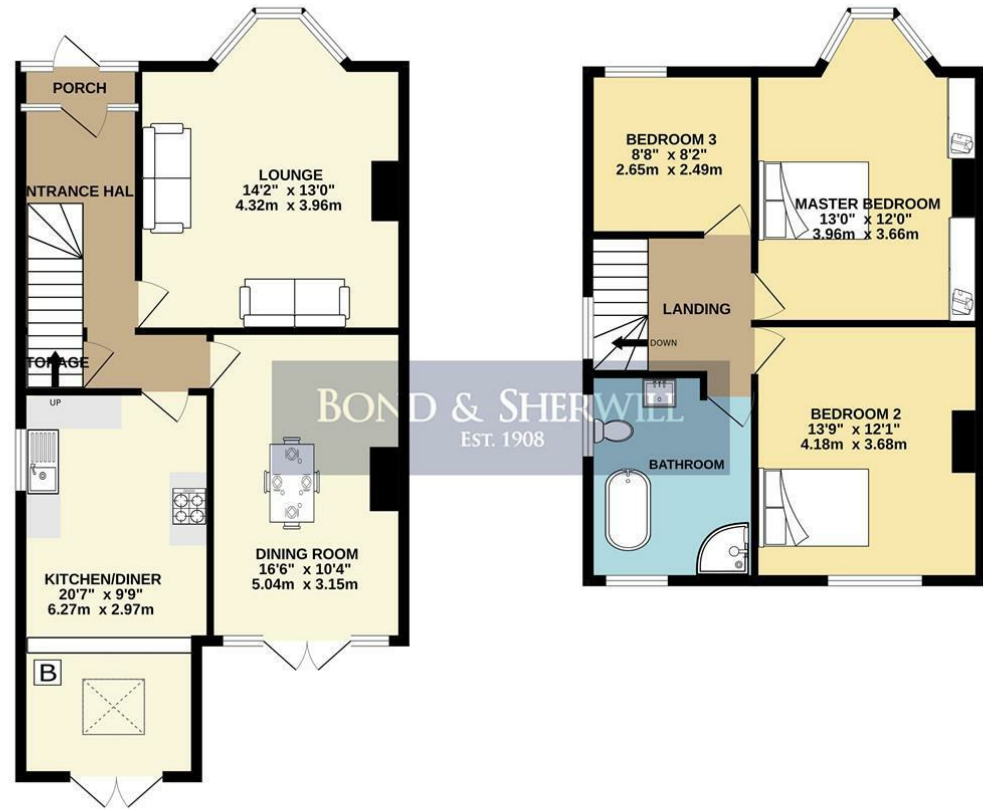
Front of Property

The front of the property includes a driveway with off-street parking and gated side access.



GROUND-FLOOR
699 sq.ft. (64.9 sq.m.) approx.

FIRST-FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA - 1274 sq.ft. (118.4 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 Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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