



Coulsdon Road | | Coulsdon | CR5 1EL

Guide Price £525,000

**BOND & SHERWILL**  
EST. 1908



# Coulsdon Road |

## Coulsdon | CR5 1EL

### Guide Price £525,000

Guide-Price: £525,000 - £550,000

Occupying a plot within the village of Old Coulsdon this three-bedroom, semi-detached, mock Tudor property is ideal for anyone who wants a well-maintained rear garden.

The interior benefits from a charming blend of character features such as wooden beams and more contemporary aspects such as bi-fold doors. The ground-floor includes an approximately 27ft lounge/diner, kitchen and entrance hall. The first-floor includes three bedrooms and a bathroom with shower.

The exterior features a decked area, garage in the rear garden which would be ideal for storage and a shared driveway with off-street parking.

Popular local schools include Keston Primary School, Oasis Academy Coulsdon, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, and Coulsdon Sixth Form College. The Farthing Downs, New Hill, Coulsdon Common and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available just a short walk away on Coulsdon Road.

Local bus routes include the 60, 466 and 404 which can be used for destinations including Central Croydon, East Croydon, West Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.



## Porch

The porch includes two double-glazed leaded-light effect windows.

## Entrance Hall

The entrance hall includes two double-glazed leaded-light effect windows, two leaded-light effect windows, concealed radiator, stairs ascending to first-floor and under-stairs cupboard housing gas & electric meters.

## Lounge/Diner

The lounge/diner is dual-aspect and includes five double-glazed leaded-light effect windows, concealed radiator, feature fireplace with brick surround & hearth and double-glazed bifold doors leading to rear garden.





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### **Kitchen**

The kitchen includes wall & base level units with work surface area, four-ring gas hob with extractor hood, space for washing machine, oven, one & a half bowl sink with drainer, three frosted effect windows, partially-tiled walls and radiator.

### **Landing**

The landing includes double-glazed single-casement leaded-light effect window and loft hatch.

### **Bedroom One**

Bedroom one includes double-glazed three-casement window, concealed radiator, fitted wardrobe, ceiling rose and coved ceiling.

### **Bedroom Two**

Bedroom two includes double-glazed four-casement leaded-light effect window, radiator, fitted wardrobe and concealed radiator.

### **Bedroom Three**

Bedroom three includes double-glazed leaded-light effect single-casement window, radiator and picture rail.

### **Bathroom**

The bathroom includes double-glazed frosted-effect window, panel-enclosed bath with shower hose attachment, low-level W.C, pedestal wash-hand basin, partially-tiled walls, shower enclosure with wall-fixed controls, extractor fan and coved ceiling.

### **Front of Property**

The front of the property includes a shared driveway with off-street parking.

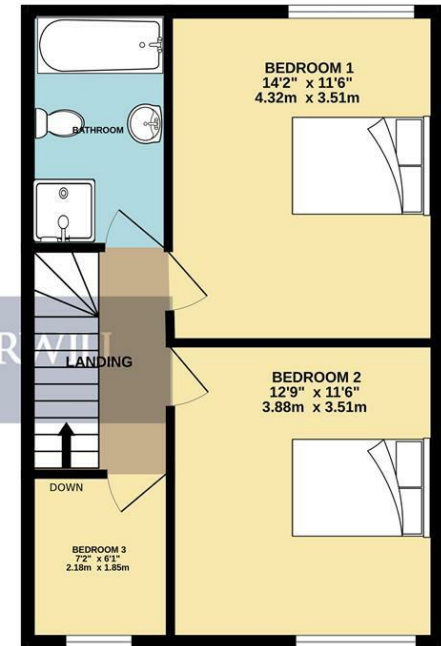
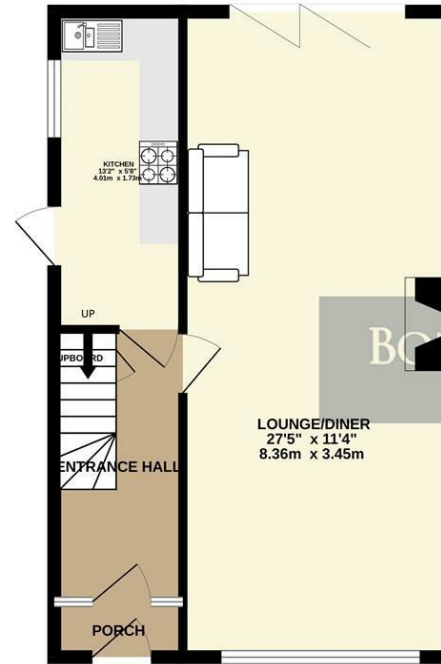
### **Rear Garden**

The rear garden includes a decked seating area with a gate leading to a most laid to lawn area. Features include a garage and a range of plants & shrubs.



GROUND-FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

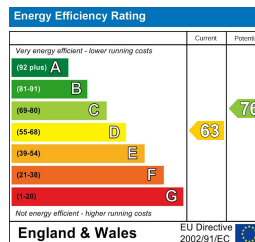
FIRST-FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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