

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

www.bond-sherwill.com

sales@bond-sherwill.com

BOND & SHERWILL



Copperfield Close

Guide-Price: £650,000 - £675,000

Bond & Sherwill are proud to market this rarely-available, chain-free, four-bedroom, detached property located in a cul-de-sac close to Purley Downs Golf Club.

The ground-floor benefits from a lounge with access out to the rear garden, a dining room, a W.C, kitchen and a garage with potential to be converted subject to planning permission.

The first-floor features a master bedroom with en-suite, three additional good-size bedrooms and a family bathroom.

External features include a rear garden with a secluded feel to it and a front garden with off-street parking.

Copperfield Close is one of South Croydon's best kept secrets with only twelve houses which rarely come to the market. The cul-de-sac is located close to Purley Downs Golf Club, Sanderstead Tennis Club and Purley Beeches. Purley, Purley Oaks and Sanderstead Railway Stations provide swift and easy access into London Victoria, London Bridge, Gatwick Airport and Brighton, while local buses include the 359.

Guide-Price: £650,000 - £675,000

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.

BOND & SHERWILL

Copperfield Close

Entrance Hall

Glass-panel frosted-effect front door, radiator, storage cupboard and stairs ascending to first-floor.

Kitchen

Wall & base level units with work surface area, four-ring electric hob, space for cooker, extractor hood, stainless-steel one & a half bowl sink with mixer tap, space & plumbed for washing machine, three-casement Georgian-style double-glazed window, wall-mounted boiler and glass-panel door leading to both front and rear access.



Lounge

Double-glazed sliding door to rear garden.

W.C

Radiator, wash-hand basin with mixer tap, four hand rails, extractor fan, low-level W.C, part-tiled walls to splash-back and under-stairs storage cupboard.



Dining Room

Double-glazed Georgian-style window and radiator.

Landing

Cupboard housing water tank, loft hatch and stairs descending to ground-floor.

Bedroom Two

Built-in wardrobe, radiator and three-casement double-glazed Georgian-style window.



Bedroom Four

Radiator and three-casement double-glazed Georgian-style window.

Bedroom Three

Built-in wardrobe, radiator and three-casement double-glazed Georgian-style window.



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.

BOND & SHERWILL

Copperfield Close

Master Bedroom

Built-in wardrobe, radiator and four-casement double-glazed Georgian-style window.



Ensuite Shower Room

Single-casement double-glazed frosted-effect Georgian-style window, radiator, fully-tiled walls, pedestal wash-hand basin with mixer tap, low-level W.C, two hand-rails and enclosed shower with shower hose attachment.

Bathroom

Radiator, panel-enclosed bath with electric shower, fully-tiled walls, low-level W.C, pedestal wash-hand basin with mixer tap and two-casement double-glazed frosted-effect Georgian-style window.



Garage

Garden

The rear garden features two sheds, a patio area, side-access, water tap, a range of plants & shrubs and is partially laid-to-lawn.

The front garden is partially laid-to-lawn and benefits from off-street parking.

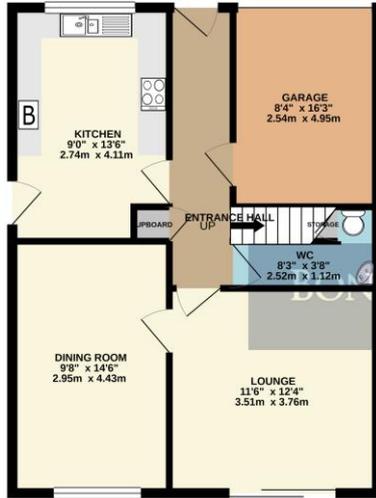


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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

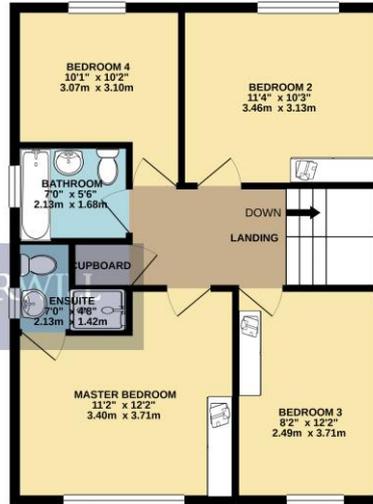
BOND & SHERWILL

Copperfield Close

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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.
Made with Metropax ©2021

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.