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BOND & SHERWILL



Church Road

£330,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Bidding Period ends on 29th September 2023.

Occupying a corner plot within close proximity to Central Croydon this two-bedroom, semi-detached property is chain-free and perfect either to extend or to develop subject to planning permission.

The interior comprises two good-size bedrooms, bathroom with shower, good-size triple-aspect lounge/diner, shower room, kitchen and dual-aspect utility room.

In addition to the good-size rear garden this property also features off-street parking to the front.

Church Road is within close proximity to Central Croydon, which offers a range of transport options including West & East Croydon Railway Stations providing swift and easy access into a range of railway stations including London Overground services, London Bridge, London Victoria, St. Pancras International, Kings Cross, Gatwick Airport & Brighton. Tramlink can be used to access Wimbledon & Beckenham Junction, while there are also many local bus routes across Central Croydon. Central Croydon also offers lots of shopping opportunities, bars, restaurants, gyms and other leisure facilities. Local schools include Howard Primary School.

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.

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Entrance

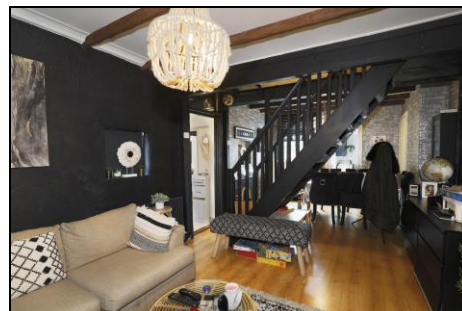
Glass-panel front door, leaded-light effect window, picture rail and tiled floor.

Shower Room

Low-level W.C, vanity unit incorporating wash-hand basin, leaded-light effect window, partially-tiled walls, radiator and shower enclosure with electric shower.

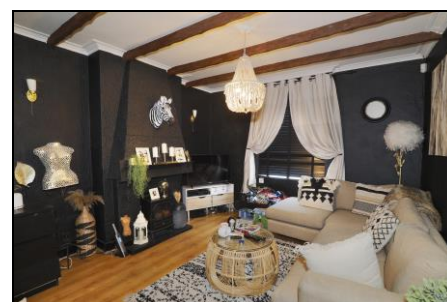
Lounge/Diner

Triple-aspect, leaded-light effect window, internal leaded-light effect window, two radiators, double-glazed leaded light-effect window, storage cupboard, double-glazed window, wood floor and stairs ascending to first-floor.



Kitchen

Wall & base level units with work surface area, one & a half bowl sink with drainer, space for oven, four-ring gas hob with extractor hood, partially-tiled walls, single-casement double-glazed window, space & plumbed for washing machine, radiator and double-glazed glass-panel door to rear garden.



Utility Room

Dual-aspect, space for fridge/freezer, wall-mounted Valiant boiler, single-casement double-glazed window, double-glazed sliding doors to rear garden, single-casement double-glazed window, tiled floor and coved ceiling.

Landing

Bedroom Two

Single-casement double-glazed window.

Master Bedroom

Double-glazed leaded-light effect window, picture rail and storage cupboard.



Bathroom

Panel-enclosed bath with hose attachment, wash-hand basin, shower enclosure with wall-mounted controls & hose attachment, tiled walls, single-casement double-glazed window, radiator and extractor fan.

Garden

The rear garden is partially laid to lawn and partially decked with lighting and mature hedge.



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TOTAL FLOOR AREA : 814 sq. ft. (75.7 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 Metropix 10/2021

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		79
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	

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