

BOND & SHERWILL



Philand Lane

Guide-Price: £575,000 - £600,000

Located within the popular Cane Hill estate this semi-detached, three-bedroom property is perfect for anyone who wants contemporary interior living.

The ground-floor features a modern kitchen with integrated appliances, W.C and a good-size dual-aspect lounge/diner with three roof windows. The first-floor comprises two good-size bedrooms and a family bathroom while the second-floor has a master bedroom with en-suite.

Additional features include off-street parking and a rear garden.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 widely 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, Woodcote Primary School, Wallington High School for Girls and Woodcote High School.

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Entrance Hall

Double-glazed frosted-effect window, radiator, under-stairs cupboard, wooden flooring, smoke alarm and stairs ascending to first-floor.



Kitchen

Wall & base level units with work surface area, one & a half bowl sink with drainer, range of integrated appliances including; fridge/freezer, washing machine, dishwasher and oven, four-ring electric hob with extractor hood, radiator, single-casement double-glazed window, wooden flooring and down-lights.



W.C

Low-level W.C with dual-flush, single-casement double-glazed opaque window, wash-hand basin with mixer tap, wooden flooring, radiator and extractor fan.

Lounge/Diner

Dual-aspect, three roof windows, two single-casement double-glazed windows, double-glazed double doors to rear garden and three radiators.

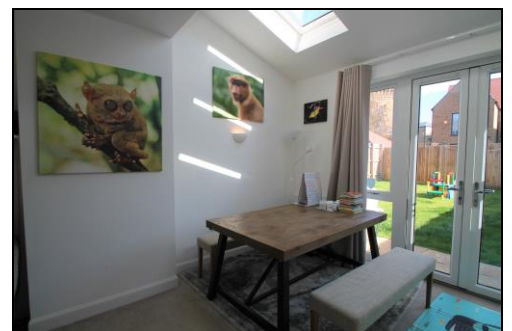


First-Floor Landing

Radiator and stairs ascending to second-floor.

Bedroom Two

Single-casement double-glazed window and radiator.



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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Bathroom

Single-casement double-glazed opaque window, heated towel rail, partially-tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin with mixer tap and panel-enclosed bath with shower hose attachment.



Bedroom Three

Two single-casement double-glazed windows, radiator, fitted wardrobe and cupboard housing hot water cylinder.

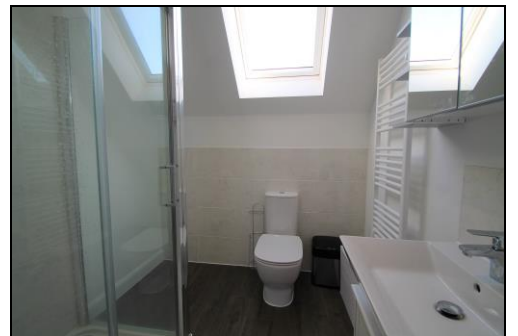


Second-Floor Landing

Radiator and roof window.

Master Bedroom

Single-casement double-glazed window, radiator, fitted wardrobes and loft hatch.



Ensuite Shower Room

Shower enclosure with fixed controls & hose, roof window, wash-hand basin with mixer tap, partially tiled walls, low-level W.C with dual-flush and heated towel rail.

Garden

The rear garden is mostly laid to lawn with side-access.



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TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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 Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	88	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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	

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