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BOND & SHERWILL



Lacey Drive

Guide-Price: £450,000 - £475,000

Located in the village of Old Coulsdon this chain-free, semi-detached two/three bedroom bungalow occupies a corner plot and features a design based around Tudor revival architecture.

The interior includes a utility room, two/three bedrooms, good-size kitchen/diner and contemporary shower room. In addition the property benefits from a garage while the corner plot offers potential to extend subject to planning permission.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill 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 466 and 404 which can be used for destinations including Central Croydon, East 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.

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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Porch

Triple-aspect, glass-panel front door and two-casement double-glazed windows.



Hallway

Glass-panel front door, wooden floor, radiator, picture rail, smoke alarm, loft hatch and coved ceiling.

Bedroom One

Double-glazed leaded-light effect four casement feature bay window, radiator and coved ceiling.



Lounge/Bedroom Three

Double-glazed leaded-light effect four casement feature bay window, radiator and coved ceiling.



Kitchen Area

Two-casement double-glazed windows, double-glazed glass-panel door to rear garden, wall & base level units with work surface area, stainless-steel sink with drainer, four-ring electric hob & oven with extractor hood, space for fridge/freezer, partially-tiled walls, tiled floor and spotlights.

Dining Area

Radiator, wood flooring and coved ceiling.



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Utility Room

Wall-mounted boiler, tiled walls, wall & base level units with work surface area, double-glazed opaque window, double-glazed leaded-light effect window, space & plumbed for washing machine and coved ceiling.



Shower Room

Double-glazed leaded-light effect opaque window, vanity unit incorporating wash-hand basin with mixer tap, chrome heated towel rail, low-level W.C with dual-flush & concealed cistern, partially-tiled walls, extractor fan, large shower enclosure with electric shower.



Bedroom Two

Two-casement double-glazed window, radiator and coved ceiling.

Garage



Garden

The rear garden consists of a patio area with side-access, while the front garden is mostly laid to lawn with a range of plants & shrubs.

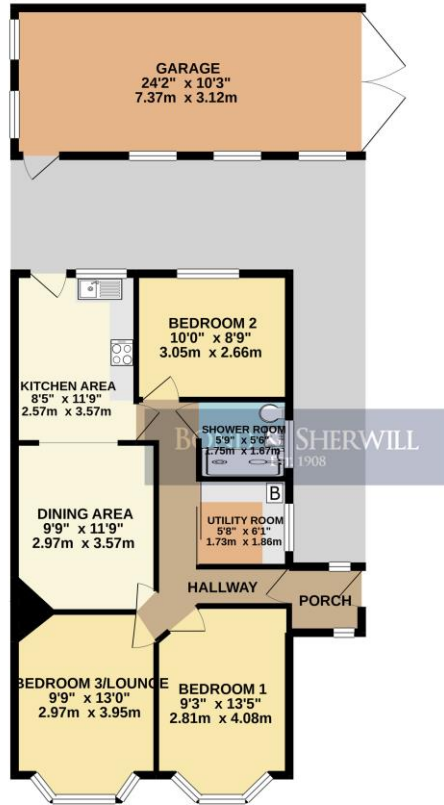


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GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA - 945 sq.ft. (87.8 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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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