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BOND & SHERWILL



Fairdene Road

Guide-Price: £500,000 - £525,000

Located within good proximity to Coulsdon South Station and Coulsdon High Street this three-bedroom end of terrace property is perfect for anyone who wants to live in a home decorated to their own style.

The interior is in need of refurbishment while benefiting from high ceilings and character features with three good-size bedrooms, bathroom and additional down-stairs bathroom, dual-aspect lounge/diner, kitchen and additional reception room.

External features include garage, off-street parking and a good-size rear garden with potential to extend subject to planning permission.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, 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 well-served by a variety of bus routes.

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 Hall

The entrance hall includes glass-panel front door, radiator and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is dual-aspect and includes two radiators, double-glazed window, single-glazed glass-panel double doors to rear garden, picture rail and coved ceiling.



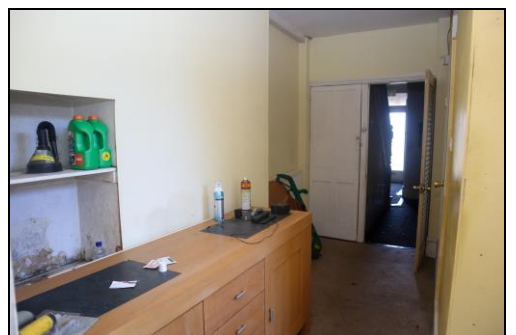
Reception Room

The reception room includes double-glazed window, radiator and under-stairs cupboard.



Ground-Floor Bathroom

The bathroom includes double-glazed window, low-level W.C, wash-hand basin, partially-tiled wall and bath.



Kitchen

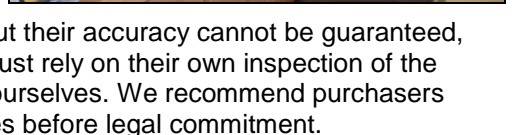
The kitchen includes wall & base level units with work surface area, partially-tiled walls, stainless-steel sink with drainer, space for free-standing fridge/freezer, space for washing machine, wall-mounted Worcester boiler, radiator, double-glazed glass-panel door to rear garden, tiled floor and single-glazed window.

Master Bedroom

The master bedroom includes three double-glazed windows, radiator and coved ceiling.

Bedroom Two

Bedroom two includes radiator, coved ceiling and double-glazed window.



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Bedroom Three

Bedroom three includes double-glazed window, radiator and coved ceiling.



Landing

The landing includes radiator and loft hatch.

First-Floor Bathroom

The bathroom includes double-glazed window, pedestal wash-hand basin, panel-enclosed bath, towel rail and partially-tiled walls.



WC

The W.C includes a double-glazed window, pedestal wash-hand basin and W.C

Garage

The garage includes double-glazed window and up & over door.



Rear Garden

The rear garden includes side-access.

Front Garden

The front garden includes driveway leading to garage and is partially laid to lawn.



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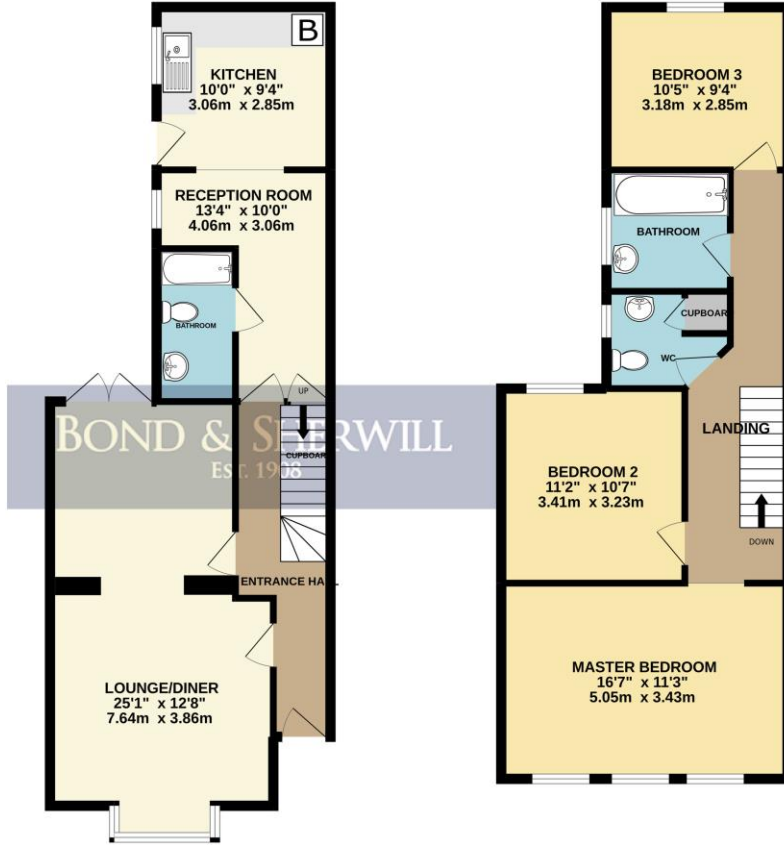
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GARAGE
155 sq. ft. (14.4 sq.m.) approx.

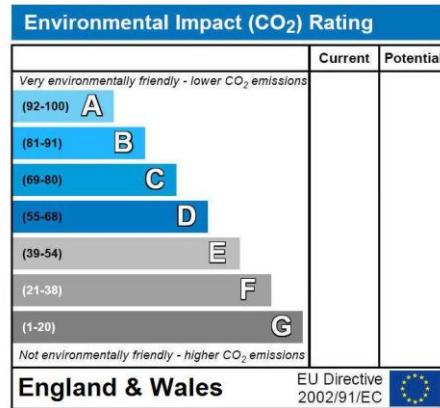
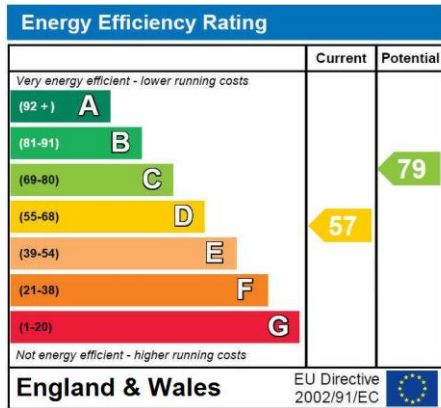
GROUND FLOOR
595 sq. ft. (55.3 sq.m.) approx.

FIRST FLOOR
600 sq. ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq. ft. (125.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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