

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

www.bond-sherwill.com

sales@bond-sherwill.com

BOND & SHERWILL



Brighton Road

Bond & Sherwill are excited to market this four-bedroom, semi-detached property which is situated within ideal proximity to Coulsdon Town Centre and features an impressive-sized rear garden.

The ground-floor features a lounge, dining room, breakfast room and kitchen. The first-floor includes four good-size bedrooms and a bathroom while the second-floor benefits from a loft room.

In addition to the well-kept rear garden additional benefits include a garage, off-street parking for multiple cars and a pleasant design based around Tudor revival architecture.

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.

£ 600,000

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.

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Entrance Hall

The entrance hall includes double-glazed opaque window, glass-panel double-glazed front door, radiator, cupboard housing gas & electric meter, ceiling rose, coved ceiling and stairs ascending to first-floor.



Lounge

The lounge includes single-casement double-glazed window, double-glazed window, radiator, feature electric fireplace with marble-effect hearth & wood surround and coved ceiling.



Dining Room

Single-casement double-glazed window, feature fireplace not in use with marble-effect hearth & wood surround, radiator, coved ceiling and ceiling rose.



Breakfast Room

The breakfast room includes single-casement double-glazed window, radiator and cupboard housing Worcester boiler.

Kitchen

The kitchen includes two-casement double-glazed window, double-glazed glass-panel door to rear garden, wall & base level units with work surface area, one & a half bowl stainless-steel sink with drainer, space for free-standing oven, five-ring gas hob with concealed extractor hood, partially-tiled walls and smoke alarm.



First-Floor Landing

The landing includes stairs ascending to second-floor and smoke alarm.

Master Bedroom

The master bedroom includes single-casement double-glazed window, radiator and picture rail.

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Bedroom Two

Bedroom two includes fitted wardrobe, single-casement double-glazed wardrobe, radiator and picture rail.

Bedroom Three

Bedroom three includes single-casement double-glazed window, radiator and picture rail.

Bedroom Four

Bedroom four includes single-casement double-glazed window, radiator and picture rail.

Bathroom

The bathroom includes single-casement double-glazed opaque window, panel-enclosed bath with shower hose attachment & electric shower, tiled walls, tiled floor, chrome heated towel rail, low-level W.C with dual-flush & vanity unit incorporating wash-hand basin with mixer tap.

Second-Floor Landing

The landing includes storage into eaves, smoke alarm and roof window.

Loft Room

The loft room includes single-casement double-glazed window and radiator.

Garage

The garage includes an up & over door.

Front of Property

The front includes off-street parking for multiple vehicles.

Rear Garden

The rear garden is mostly laid to lawn and includes side access, greenhouse, vegetable patch, hedges and a range of trees, plants & shrubs.

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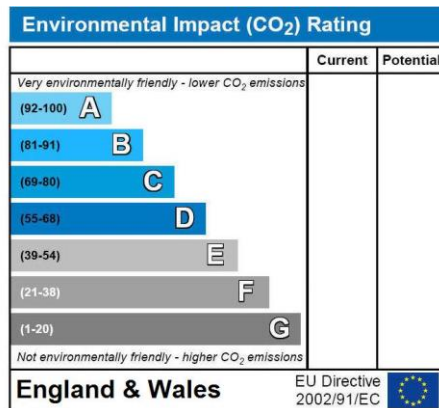
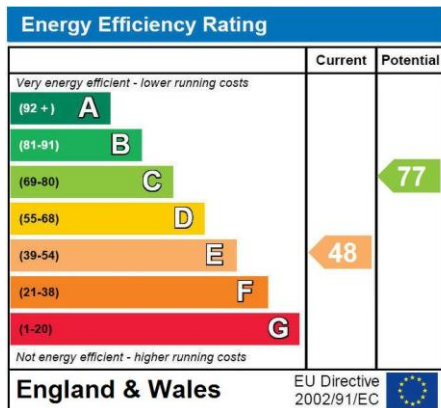


TOTAL FLOOR AREA: 1612 sq.ft. (149.7 sq.m.) approx.

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.

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Energy Performance Certificate



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