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BOND & SHERWILL



Reddown Road

Occupying an impressive plot on one of Coulsdon's finest roads this four-bedroom, detached property is in need of modernisation and perfect for anyone who wants to put their own stamp on their new home.

The ground floor features an entrance hall, dining room, lounge open plan with family room, kitchen, shower room, utility room, conservatory and integral tandem garage. The first-floor includes four good-size bedrooms, shower room and separate W.C.

Additional features include a good-size mature rear garden, off-street parking and 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.

£650,000

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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Porch

The porch includes single-glazed windows.

Entrance Hall

The entrance hall includes parquet flooring, radiator, under-stairs cupboard and stairs ascending to first-floor.

Tandem Garage

The garage includes three single-glazed windows and up & over door.

Lounge

The lounge is open plan with the family room and includes radiator.

Family Room

The family room includes single-glazed window and radiator.

Dining Room

The dining room includes four-casement double-glazed leaded-light effect feature bay window, radiator and coved ceiling.

Kitchen

The kitchen includes double-glazed leaded-light effect window, wall & base level units with work surface area, space for four-ring electric hob cooker, extractor hood, partially-tiled walls, radiator, window with secondary-glazing, space for fridge/freezer and one & a half bowl sink with drainer.

Shower Room

The shower room includes radiator, two double-glazed windows, shower enclosure, vanity unit incorporating wash-hand basin, low-level W.C with concealed cistern, tiled floor and partially-tiled walls.

Utility Room

The utility room includes double-glazed window, space for washing machine, work surface area, sink and wall-mounted Worcester boiler.

Conservatory

The conservatory includes glass-panel sliding door to rear garden.



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Landing

The landing includes single-glazed window, wooden flooring and radiator.

Bedroom Four

Bedroom four includes two-casement double-glazed leaded-light window, cupboard, radiator and coved ceiling.



Master Bedroom

The master bedroom includes four-casement double-glazed leaded-light effect window, radiator, built in wardrobe, partially-tiled wall and vanity unit incorporating wash-hand basin.

Bedroom Two

Bedroom two includes double-glazed window, radiator and wooden flooring.



Bedroom Three

Bedroom three includes window with secondary-glazing, radiator, cupboard and coved ceiling.

Shower Room

The shower room includes shower enclosure with shower hose, tiled floor, tiled walls, double-glazed single-casement frosted-effect window, extractor fan, vanity unit incorporating wash-hand basin, chrome towel rail, cupboard and coved ceiling.

W.C

The W.C includes low-level W.C, partially-tiled walls, radiator, single-glazed window and coved ceiling.



Rear Garden

The mature rear garden is mostly laid to lawn over two tiers and includes a pond and a range of trees, plants & shrubs.

Front Garden

The front garden includes off-street parking.



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GROUND-FLOOR
1400 sq.ft. (130.1 sq.m.) approx.

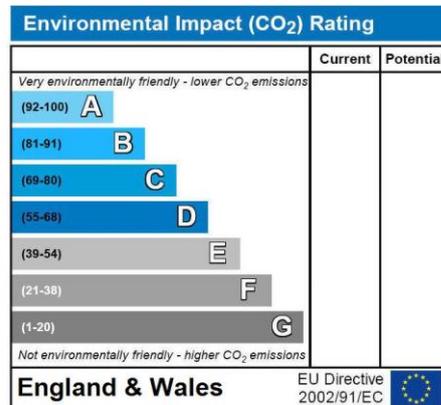
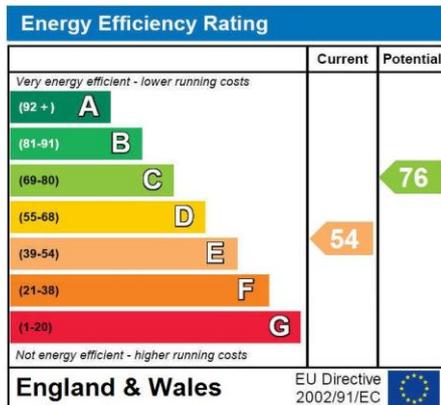
FIRST-FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 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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