

## *BOND & SHERWILL*



### *St. Andrews Road*

Guide-Price: £575,000 - £600,000

Perfect for anyone who wants to put their own stamp on their new home this four-bedroom, detached property is within ideal proximity of Coulsdon Town Centre.

The interior is in need of modernisation and includes a triple-aspect lounge with access to rear garden, kitchen, dining room, conservatory, ground-floor shower room, bathroom and four bedrooms.

The rear garden is a good-size while additional features include side access, a carriage driveway 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.

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## *St. Andrews Road*

### **Entrance Hall**

The entrance hall includes radiator, under-stairs cupboard, smoke alarm, handrail and stairs ascending to first-floor.

### **Shower Room**

The shower room includes low-level W.C with dual-flush, shower area with hose attachment & wall controls, chrome towel rail, handrail, partially-tiled walls, tiled floor and extractor fan.



### **Bedroom Four**

Bedroom four includes four-casement double-glazed leaded-light effect window and cupboard housing gas & electric meters.



### **Dining Room**

The dining room includes single-glazed window with secondary-glazing, radiator and coved ceiling.

### **Lounge**

The lounge is triple-aspect and includes a lift leading to first-floor, three single-glazed windows, two radiators, electric fireplace with brick hearth & surround, two single-glazed windows with secondary-glazing, glass-panel door leading to rear garden and coved ceiling.



### **Kitchen**

The kitchen is triple-aspect and includes wall & base level units with work surface area, sink with double drainer, space for fridge, partially-tiled walls, oven, four ring electric hob, Worcester boiler, two single-glazed windows, tiled floor and glass-panel door to conservatory.

### **Conservatory**

The conservatory includes glass-panel door to rear garden.



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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## *St. Andrews Road*

### **Landing**

The landing includes three-casement leaded-light effect single-glazed window, two storage cupboards, handrail and loft hatch.

### **Bathroom**

The bathroom includes low-level W.C with dual-flush, panel-enclosed bath with electric shower, two-casement single-glazed window, vanity unit incorporating wash-hand basin with mixer tap, storage cupboard, handrails, partially-tiled walls and radiator.

### **Master Bedroom**

The master bedroom includes three-casement single-glazed window, radiator and lift leading to lounge.

### **Bedroom Two**

Bedroom two includes three-casement single-glazed window and radiator.

### **Bedroom Three**

Bedroom three includes two-casement single-glazed window, radiator and storage into eaves.

### **Rear Garden**

The mature rear garden includes a mostly-decked area leading to a mostly laid to lawn section. Features include side access and a range of plants, shrubs and hedges.

### **Front of Property**

The front of the property includes a carriage driveway with off-street parking.



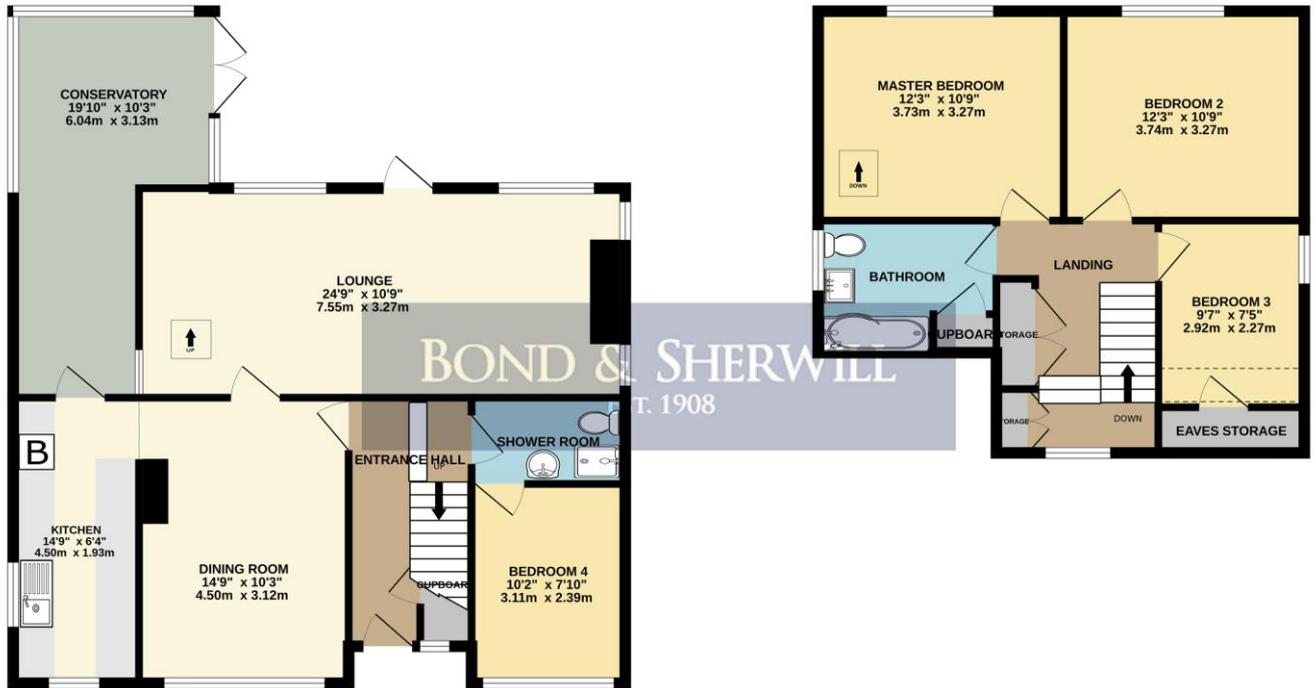
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GROUND-FLOOR  
860 sq.ft. (79.9 sq.m.) approx.

FIRST-FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

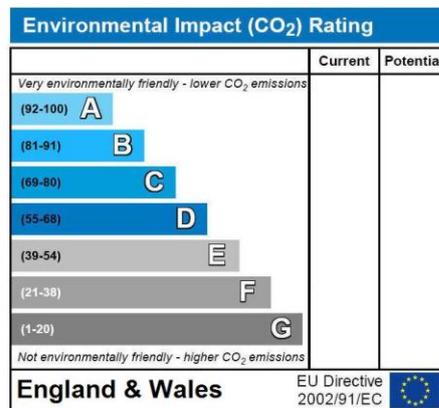
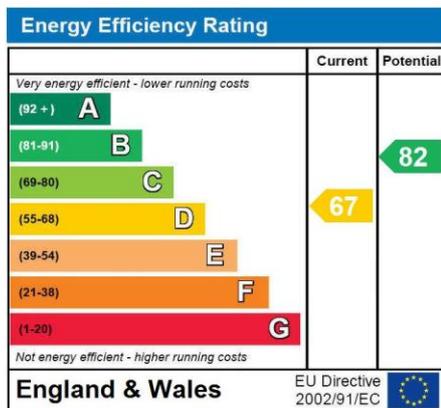


TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

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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