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## *BOND & SHERWILL*



### *Parkside Gardens*

Located in a sought-after cul-de-sac within a good proximity of Coulsdon Town Centre this stunning, three-bedroom, extended and recently renovated end of terrace property benefits from an impressive rear garden and would make a perfect family home.

The ground-floor features an entrance hall, modern fuse board installed in 2018, contemporary shower room, lounge, dining room, modern kitchen with skylights, boiler installed in 2021 and access out to rear garden. The first-floor benefits from a good-size master bedroom, two additional bedrooms and a modern bathroom. In addition to the rear garden external benefits include a roof installed in 2020, side access and recently installed low maintenance sealed patterned concrete driveway that provides off street parking for multiple cars.

Coulsdon South and Woodmansterne 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.

## £ 525,000

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### **Porch**

The porch includes glass-panel front door and windows.



### **Entrance Hall**

The entrance hall includes double-glazed opaque window, radiator, Karndean flooring, stairs ascending to first-floor, under-stairs cupboard, dimmable down-lights with mood lighting and timer lighting.



### **Shower Room**

The shower room includes tiled walls, tiled floor, towel rail, vanity unit incorporating wash-hand basin with copper mixer tap, low-level W.C with dual-flush & concealed cistern, shower enclosure with wall-controls, extractor fan and dimmable down-lights.

### **Lounge Area**

The lounge area is open-plan with the dining area and includes three-casement double-glazed windows, radiator, Karndean flooring, dimmable down-lights and ceiling speakers.



### **Dining Area**

The dining area is open-plan with the lounge area and the kitchen/diner and includes radiator, Karndean flooring, dimmable down-lights and ceiling speakers.



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### **Kitchen/Diner**

The kitchen/diner is dual-aspect and includes Karndean flooring, partially-tiled walls, single-casement double-glazed window, double-glazed double-doors to rear garden, wall & base level units with work surface area, space for dishwasher, inset ceramic one & a half bowl sink with drainer, wall radiator, five ring gas hob cooker with gas oven & stainless-steel extractor hood, two velux windows, down-lights, ceiling speakers and CCTV camera, while there is also a utility area which includes wall & base units with work surface area, tiled floor, space for washing machine, space for fridge-freezer, wall-mounted Worcester boiler installed in 2021 and dimmable down-lights.



### **Landing**

The landing includes double-glazed single-casement opaque window, dimmable lighting, timer light and loft hatch.



### **Master Bedroom**

The master bedroom includes double-glazed three-casement window, fitted wardrobe, dimmable lighting and picture rail.



### **Bedroom Two**

Bedroom two includes double-glazed three-casement feature bay window, wooden flooring, radiator and dimmable down-lights.



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### **Bathroom**

The bathroom includes panel-enclosed bath with shower hose attachment & wall-controls, partially-tiled walls, heated chrome towel rail, double-glazed opaque single-casement window, vanity unit incorporating wash-hand basin with mixer tap, low-level W.C with dual-flush & concealed cistern, dimmable down-lights and extractor fan.



### **Bedroom Three**

Bedroom three is dual-aspect and includes double-glazed single-casement window, dimmable lighting and radiator.



### **Rear Garden**

The rear garden is partially decked with the decking laid in 2020 and partially laid to lawn with features including side access, lighting, water tap, power points and a shed featuring power & lighting.



### **Front of Property**

The front of the property includes off-street parking.



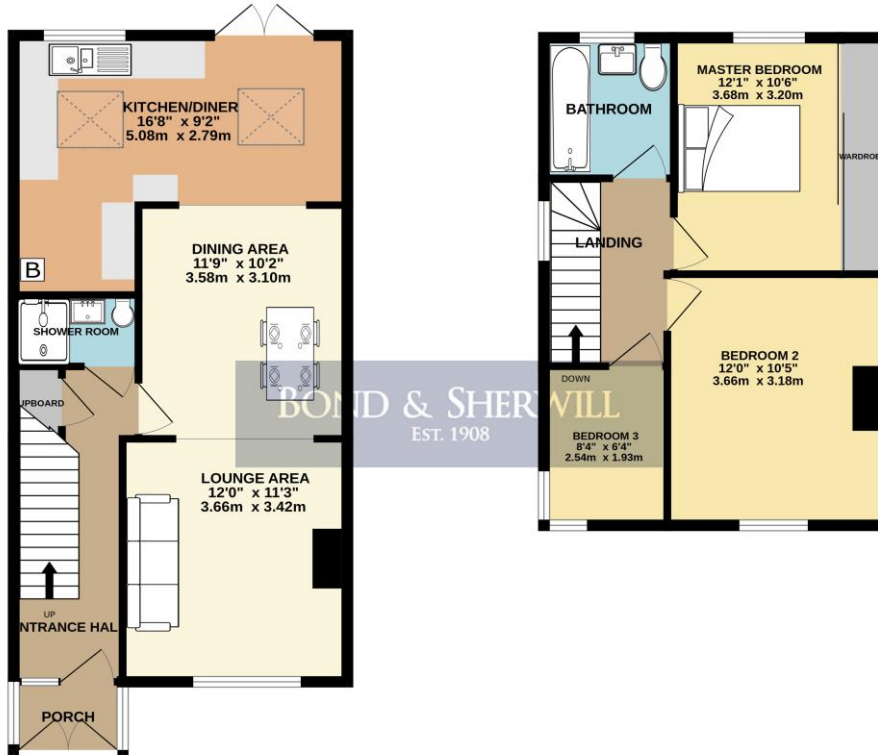
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## Parkside Gardens

GROUND-FLOOR  
581 sq.ft. (53.9 sq.m.) approx.

FIRST-FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 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

| Energy Efficiency Rating                    | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>88</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92-100) <b>A</b>   |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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