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BOND & SHERWILL



Woodcote Grove Road

Occupying a substantial plot this three-bedroom, semi-detached property is chain-free and offers the perfect opportunity for any buyer, with potential to extend subject to planning permission and good proximity to Woodcote School.

The interior includes two good-size reception rooms, kitchen, entrance hall, three bedrooms and bathroom.

Additional features include a garage, external W.C and off-street parking for multiple vehicles.

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 widely served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

£ 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 tiled floor and two double-glazed windows.



Entrance Hall

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



Lounge

The lounge is dual-aspect and includes double-glazed feature bay window, double-glazed window, radiator, wood hearth with tiled surround, picture rail and coved ceiling.

Dining Room

The dining room is dual-aspect and includes double-glazed double-doors leading to rear garden, double-glazed window, two double-glazed single-casement windows, two radiators and picture rail.



Kitchen

The kitchen includes wall & base units with work surface area, four-ring gas hob with oven & extractor hood, partially-tiled walls, space for fridge/freezer, one & a half bowl sink with drainer, double-glazed window, pantry, space for washing machine and double-glazed door to rear garden.



Landing

The landing includes picture rail, smoke alarm and loft hatch.

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Master Bedroom

The master bedroom is dual-aspect and includes double-glazed feature bay window, double-glazed window and picture rail.



Bedroom Two

Bedroom two is dual-aspect and includes two casement double-glazed window, single-casement double-glazed window, radiator and picture rail.



Bedroom Three

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



Garage

The garage includes an up & over door.

Front Garden

The front garden includes off-street parking and a range of trees, plants & shrubs.

Rear Garden

The mostly-level rear garden is partially laid to lawn with a decked area and includes side access, water tap and a range of trees, hedges, plants & shrubs. There is also a boiler room including a Vailant boiler and a W.C.



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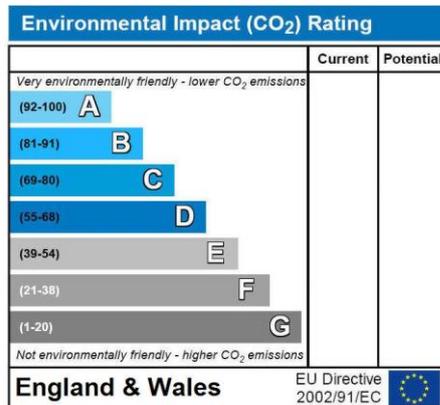
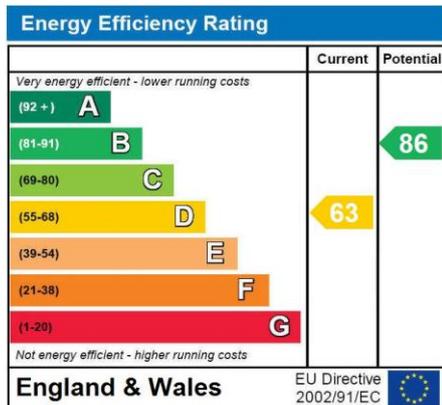
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TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

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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