

BOND & SHERWILL



Wilhelmina Avenue

Guide-Price: £700,000 - £725,000

Occupying an impressive plot within the popular "Dutch Village" this three/four bedroom detached property is perfect for anyone who wants to enjoy being ideally situated both to the Farthing Downs and Coulsdon South Station.

The ground-floor includes a good-size lounge/diner which is open-plan with a study area, kitchen, W.C, utility room, bedroom four/ additional reception room and integral garage. The first-floor includes three good-size bedrooms, bathroom and dual-aspect en-suite featuring both shower and a bath. The rear garden is mostly-level and offers potential to extend subject to planning permission while there is off-street parking to the front.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 in addition to beautiful Surrey Countryside.

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 parquet flooring, two double-glazed opaque windows, radiator, coved ceiling and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is open-plan with the study area and is dual-aspect with features including double-glazed window, four-casement double-glazed window, four radiators, feature gas fireplace with York stone surround & hearth and coved ceiling.



Study Area

The study area includes double-glazed window, double-glazed double doors to rear garden and circular feature window.



Kitchen

The kitchen includes wall & base level units with work surface area, partially-tiled walls, tiled floor, three-casement double-glazed window, one & a half bowl stainless-steel sink with drainer, four-ring gas hob, gas oven, space for fridge/freezer, space for dishwasher and storage cupboard.



Utility Room

The utility room includes space for washing machine, space for tumble dryer, tiled floor, door leading to side of house, space for fridge/freezer, two storage cupboards and single-glazed window.

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Bedroom Four

Bedroom four is dual-aspect and includes four-casement double-glazed window, double-glazed window, two radiators, storage cupboard and covered ceiling.



W.C

The W.C includes low-level W.C, vanity unit incorporating wash-hand basin, radiator, partially-tiled walls, tiled floor and single-casement double-glazed opaque window.

Landing

The landing includes a loft hatch.



Bedroom Two

Bedroom two includes three-casement double-glazed window, radiator and fitted wardrobe.



Bedroom Three

Bedroom three includes three-casement double-glazed window and radiator.

Bathroom

The bathroom includes pedestal wash-hand basin, tiled walls, low-level W.C, panel-enclosed bath with shower hose attachment, radiator and two-casement double-glazed opaque window.



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Master Bedroom

The master bedroom is dual-aspect and includes three-casement double-glazed window, two-casement double-glazed window, three fitted wardrobes, cupboard housing immersion heater and coved ceiling.



Ensuite Bathroom

The en-suite is dual-aspect and includes shower enclosure with electric shower, single-casement double-glazed window, tiled walls, radiator, low-level W.C, bidet, inset bath, pedestal wash-hand basin and single-glazed window.



Rear Garden

The rear garden is mostly-level and is mostly laid to lawn with features including side access and a range of plants & shrubs.



Garage

The garage includes access into utility room, an up & over door and houses gas & electric meters.

Front Garden

The front garden is partially laid to lawn and features off-street parking.



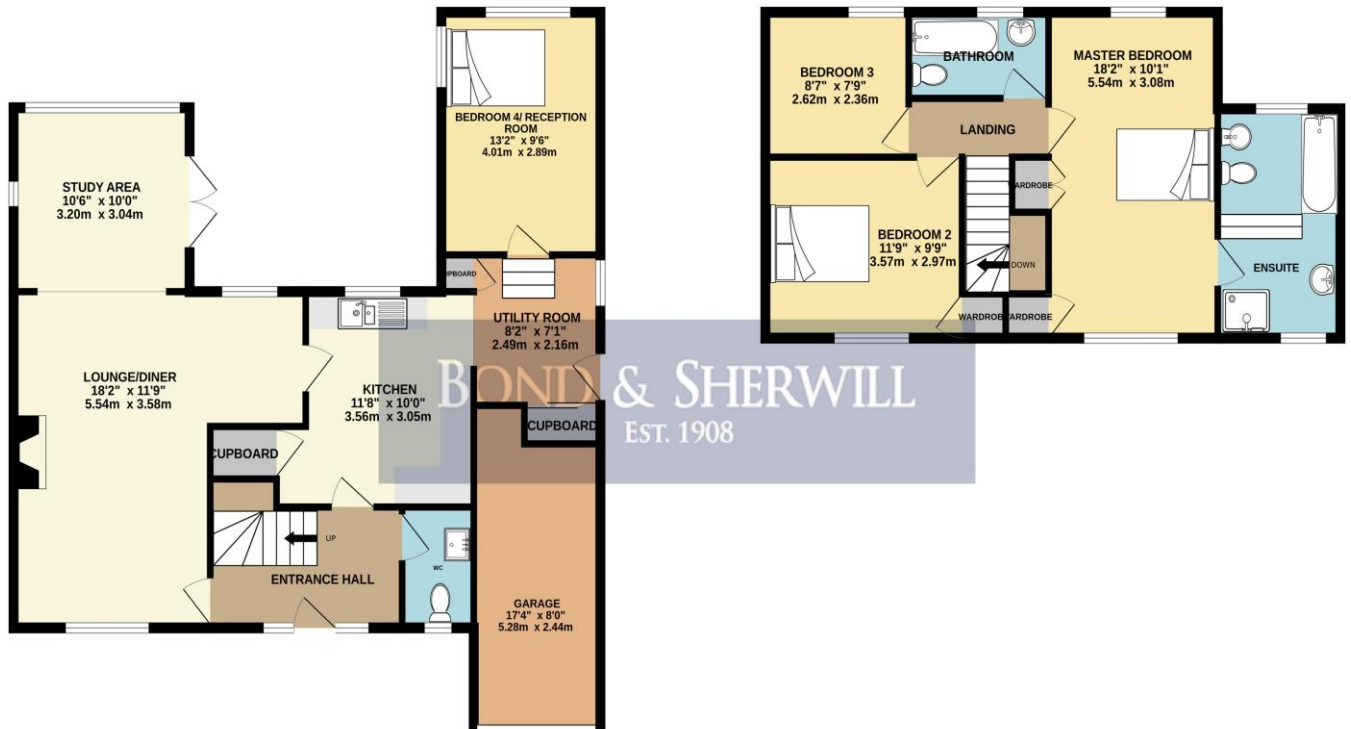
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GROUND-FLOOR
920 sq.ft. (85.5 sq.m.) approx.

FIRST-FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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Energy Performance Certificate

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