



Edward Road

Guide-Price: £300,000 - £325,000

Located just moments away from Coulsdon town centre, this generously-sized contemporary first-floor apartment is perfect for anyone looking for a property ready to move into.

Internally the property includes an open-plan living room with kitchen, good-size modern bathroom and master bedroom. It also benefits from high ceilings, a hallway and mezzanine-style storage space.

Externally, the property features a balcony and a bicycle store.

Both 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 and Coulsdon Memorial Park 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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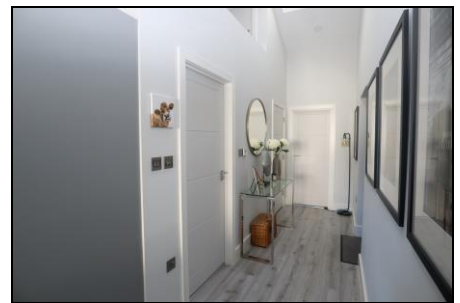
Entrance Hall

The entrance hall includes down-lights, velux window, under-floor heating, storage cupboard housing the boiler and mezzanine-style storage space.



Master Bedroom

The master bedroom includes a single-casement double-glazed window, down-lights, under-floor heating and built-in wardrobe.



Bathroom

The bathroom includes enclosed bath with waterfall shower & hose attachment, wall-mounted controls and shower screen, low-level W.C with dual-flush, vanity unit incorporating wash-hand basin with mixer tap, fully tiled walls, towel rail, under-floor heating and down-lights.



Kitchen Area

The kitchen includes wall and base level units with a quartz work surface area, under-mount stainless-steel sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, integrated fridge-freezer, oven, four ring electric hob, under-floor heating and down-lights.



Living Room

The lounge includes single-casement double-glazed windows, glass-panel double-glazed door leading to balcony, under-floor heating, built-in storage cupboard and down-lights.

Balcony

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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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