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BOND & SHERWILL

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Deepfield Way

Guide-Price: £400,000 - £425,000

Located within ideal proximity to Coulsdon Town Centre, this three-bedroom end of terrace property is perfect for first time buyers and anyone that enjoys open-plan living.

The interior includes a good-size open-plan lounge/diner, kitchen, three bedrooms and a bathroom. Additional features include a garage en-bloc and south-facing own rear garden.

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.

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. There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

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 double-glazed opaque window, storage cupboard and tiled floor.

Lounge

The lounge is open-plan with the kitchen/diner and includes three-casement double-glazed window, under-stairs cupboard, stairs ascending to first-floor, coved ceiling and wooden flooring.



Kitchen/Diner

The kitchen/diner includes wall & base level units with work surface area, wooden flooring, under-floor heating, dining area, space for American-style fridge-freezer, double-glazed sliding door to rear garden, two-casement double-glazed window, space for washing machine, inset one & a half bowl sink with mixer tap, four-ring gas hob with extractor hood, electric oven with microwave, down-lights and coved ceiling.



Landing

The landing includes cupboard housing water tank and storage cupboard.

Bathroom

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

Master Bedroom

The master bedroom is dual-aspect and includes three-casement double-glazed window, double-glazed single-casement window, fitted wardrobe and coved ceiling.



Bedroom Two

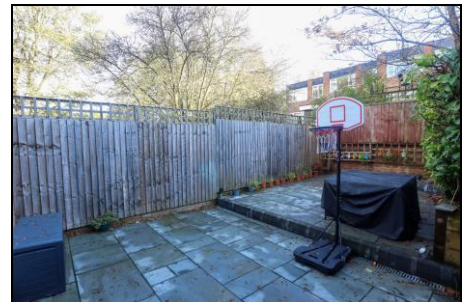
Bedroom two includes fitted wardrobe and three-casement double-glazed window.

Bedroom Three

Bedroom three includes double-glazed window and storage cupboard.

Rear Garden

The rear garden includes a patio area.



Garage

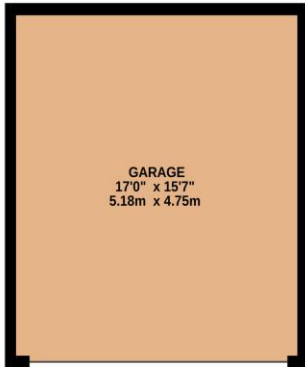
The garage includes an up & over door.

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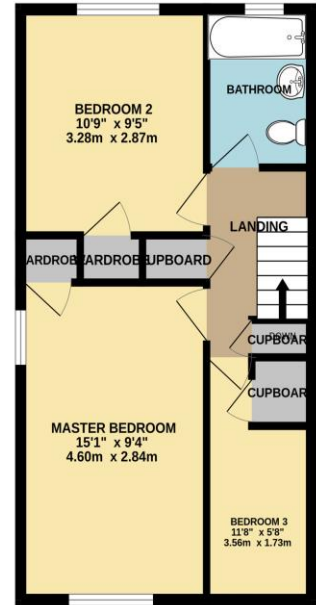
GARAGE
264 sq.ft. (24.6 sq.m.) approx.



GROUND-FLOOR
445 sq.ft. (41.4 sq.m.) approx.



FIRST-FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 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	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	51	
E	(21-38)		
F	(1-20)		
G			74
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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