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BOND & SHERWILL



Barnfield Close

Located on a popular Old Coulsdon cul-de-sac this stunning four-bedroom semi-detached property comes to the market offering breathtaking views with access out to woodland, making it a must-see.

The ground-floor benefits from an approximately 28ft long dual-aspect lounge/diner, coffee room, approximately 21 ft long dual-aspect kitchen/breakfast room with integrated appliances, W.C and entrance hall, as well as access out to the beautiful rear garden from three separate rooms.

The first-floor, meanwhile, includes four good-size bedrooms and a contemporary bathroom.

Additional features include a well-maintained rear garden, lean-to and off-street parking.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill, Coulsdon Common and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available on Coulsdon Road.

£ 625,000

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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Entrance Hall

The entrance hall includes dado rail, cupboard, two radiators, double-glazed single-casement leaded-light effect window, down-lights, coved ceiling and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is dual-aspect and includes two double-glazed two-casement leaded-light effect windows, double-glazed sliding door to rear garden, three radiators, dining area, wooden flooring and coved ceiling.



W.C

The W.C includes porcelain tiled floor, low-level W.C with dual-flush, partially porcelain tiled walls, radiator, vanity unit incorporating wash-hand basin, coved ceiling and extractor fan.



Coffee Room

The coffee room includes porcelain tiled floor, radiator and double-glazed glass-panel double doors leading to rear garden.



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Kitchen/Breakfast Room

The kitchen/breakfast room is dual-aspect and includes double-glazed glass-panel double doors leading to rear garden, double-glazed two-casement leaded-light effect window, two radiators, wall & base level units with work surface areas, one & a half bowl stainless-steel sink with mixer tap, partially porcelain tiled walls, porcelain tiled floor, four-ring electric hob with double electric oven, integrated tumble dryer, integrated washing machine, integrated dish washer, integrated fridge, integrated freezer, concealed Vailant boiler installed in 2021 and down-lights.



Landing

The landing includes cupboard housing hot water tank, coved ceiling and loft hatch.



Bathroom

The bathroom includes tile-enclosed bath with fixed shower head & wall-mounted controls, heated towel rail, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, tiled walls, low-level W.C with dual-flush and down-lights.



Master Bedroom

The master bedroom is dual-aspect and includes two double-glazed two-casement leaded-light effect windows, radiator and coved ceiling.



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Bedroom Two

Bedroom two includes double-glazed two-casement leaded-light effect window, fitted wardrobe and radiator.



Bedroom Three

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



Bedroom Four

Bedroom four includes double-glazed single-casement leaded-light effect window, fitted wardrobe and radiator.

Rear Garden

The rear garden offers incredible woodland views with access out to the land. Additional features include a lean-to, partially laid to lawn garden, patio area, shed and a range of plants, shrubs & hedges.



Front Garden

The front of the property is partially laid to lawn and includes off-street parking.



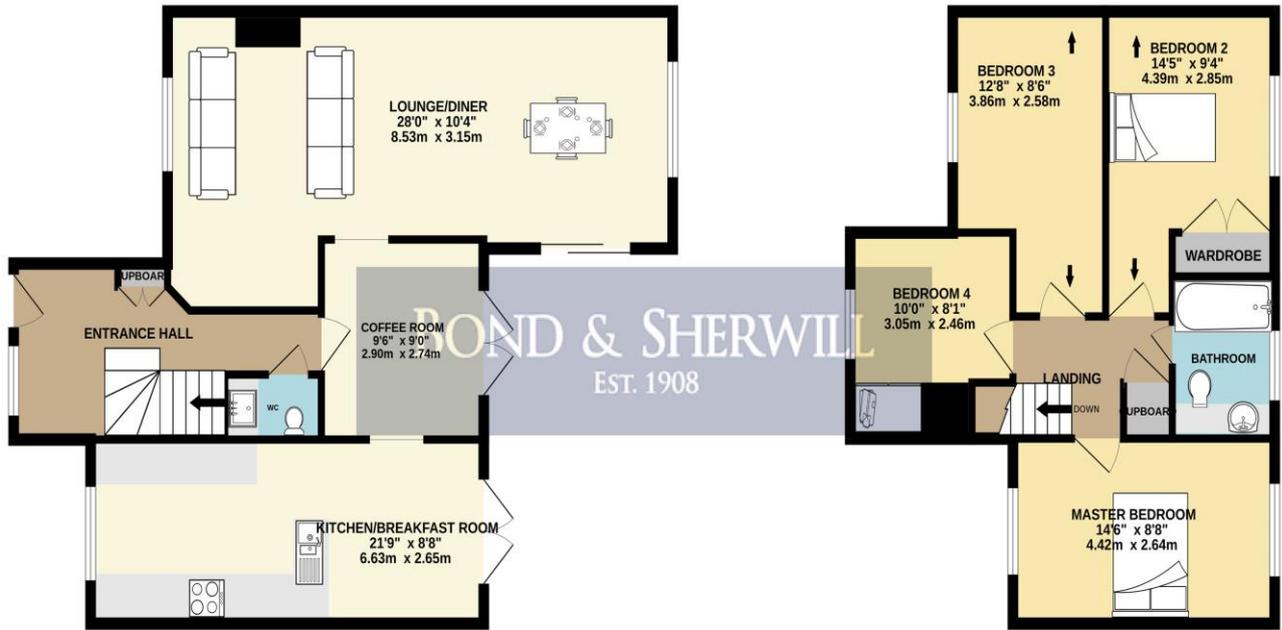
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GROUND-FLOOR
727 sq.ft. (67.5 sq.m.) approx.

FIRST-FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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)	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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