

134 Brighton Road

Coulsdon

Surrey

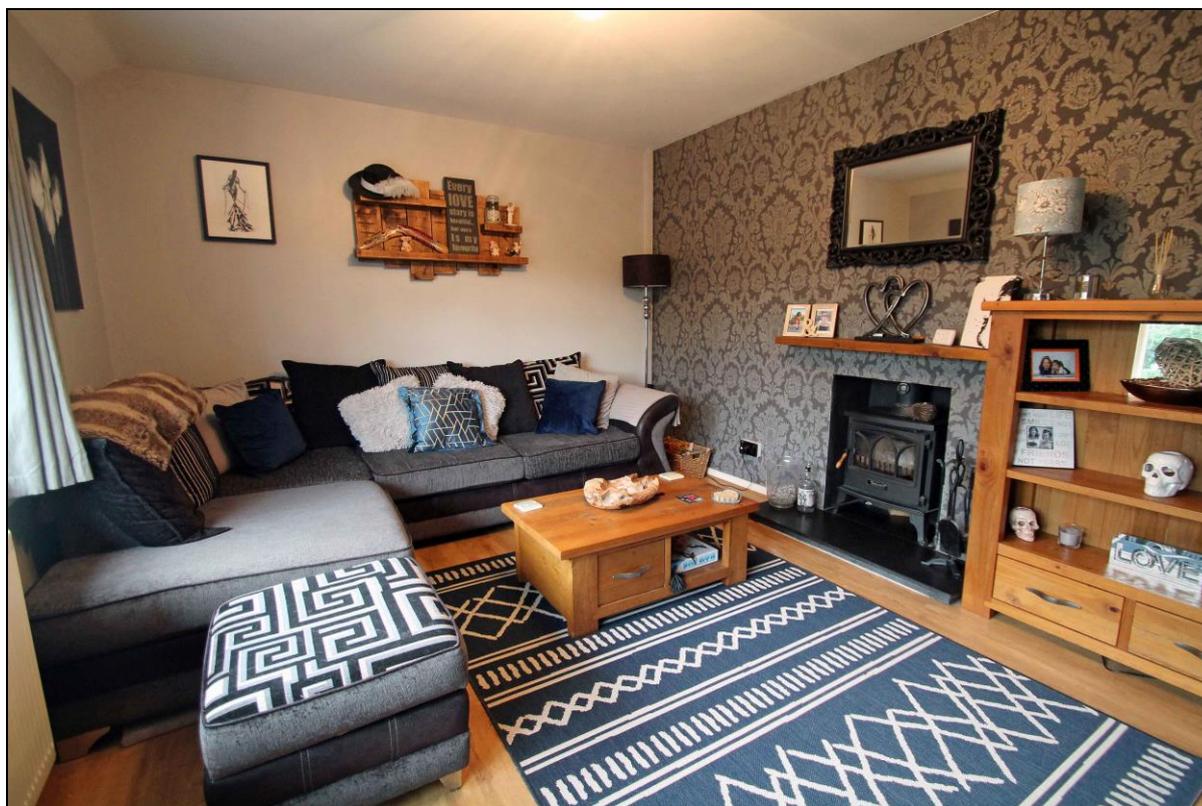
CR5 2ND

0208 660 0189

www.bond-sherwill.com

sales@bond-sherwill.com

BOND & SHERWILL



Grove Lane

Coming to the market exclusive to Bond & Sherwill this two-bedroom, chain-free, first-floor apartment has its own rear garden and comes to the market perfect either for first time buyers or investors.

The interior includes two good-size bedrooms, dual-aspect kitchen, modern bathroom and hallway with cupboards. Additional features include a garden storage room and good-size own rear garden accessed via a gate.

Woodmansterne & Coulsdon South 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, while the Clockhouse Recreation Ground and Hatch Lane woodland path offer walks through to Woodmansterne village.

£ 300,000

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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Hallway

The hallway includes two storage cupboards, opaque window, two lights and radiator.

Living Room

The living room includes a five-casement double-glazed window, radiator and light.



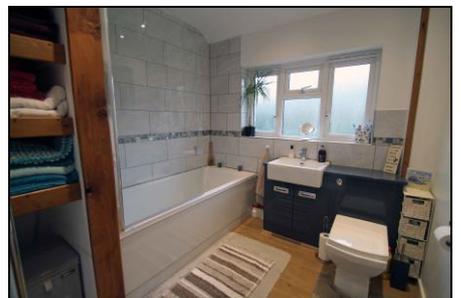
Kitchen

The kitchen is dual-aspect and features a range of wall and base units with work surface area, part-tiled walls, sink with drainer and mixer taps, space for washing machine, space for fridge/freezer, space for free-standing oven with hob, two dual-casement double-glazed windows, storage cupboard containing boiler and light.



Bathroom

The bathroom includes a panel-enclosed bath with mixer taps, shower hose attachment and shower screen, wash hand basin with mixer tap incorporating vanity unit, low-level W.C with dual-flush and concealed cistern, down-lights, triple-casement double-glazed opaque window and towel radiator.

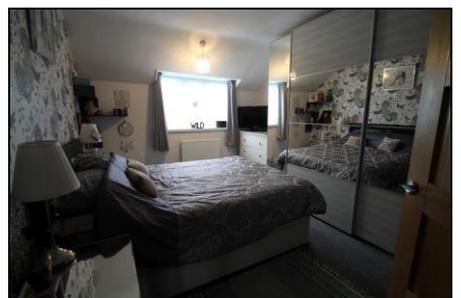


Master Bedroom

The master bedroom includes a triple-casement double-glazed window, light and radiator.

Bedroom Two

Bedroom two includes a triple-casement double-glazed window, picture rail, light and radiator.



Outside Storage

Rear Garden

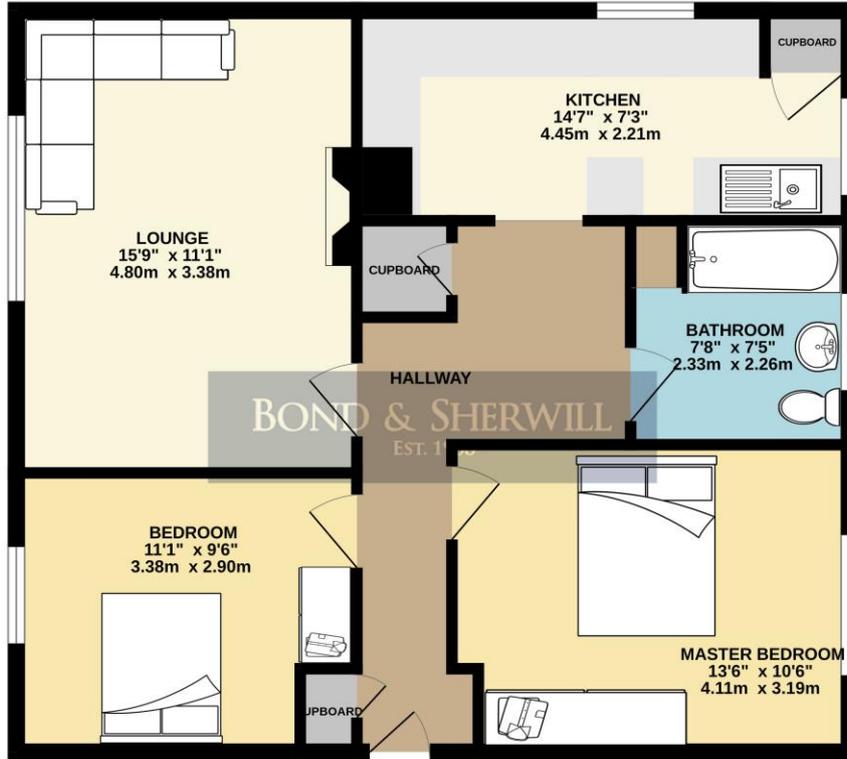
The rear garden is mostly laid-to-lawn and features a good-size patio area and shed.

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GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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		
(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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