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## *BOND & SHERWILL*



### *Lloyd Avenue*

Guide-Price: £475,000 - £500,000

Located on a popular road within good proximity to Woodcote Park Golf Club this three-bedroom, semi-detached property is chain-free and is perfect for anyone who wants a property they can put their own stamp on.

The interior features an entrance hall, three bedrooms, bathroom, kitchen, dining room and lounge. The property also includes a conservatory and a downstairs W.C. Additional benefits include a good-size garage, off-street parking and a rear garden with potential to extend subject to planning permission.

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.

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 glass-panel sliding door, two single-glazed windows and tiled floor.



### **Hallway**

The hallway includes radiator, smoke alarm, stairs ascending to first-floor, under-stairs cupboard and covered ceiling.

### **W.C**

The W.C includes low-level W.C, double-glazed opaque single-casement window and tiled floor.



### **Kitchen**

The kitchen is open-plan with the dining room and includes wall & base level units with work surface area, space for free-standing gas cooker, one & a half bowl sink with drainer, radiator, double-glazed two-casement window, cupboard housing gas & electric meters, partially-tiled walls and tiled floor.

### **Dining Room**

The dining room includes radiator, double-glazed two-casement window, wood flooring and coved ceiling.



### **Lounge**

The lounge includes radiator, double-glazed single-casement window, gas fireplace with stone-effect hearth & surround, double-glazed sliding door to conservatory and coved ceiling.



### **Conservatory**

The conservatory includes double-glazed windows, double-glazed double doors to rear garden and tiled floor.

### **Utility Room**

The utility room is dual-aspect and includes wall & base level units with work surface area, double-glazed single-casement window, space for washing machine, wall-mounted Glow-Worm boiler, radiator, double-glazed window, tiled floor and glass-panel double-glazed door to rear garden.

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### **Landing**

The landing includes double-glazed single-casement window, loft hatch, smoke alarm and coved ceiling.

### **Master Bedroom**

The master bedroom includes double-glazed four-casement window, fitted cupboard, radiator and coved ceiling.



### **Bedroom Two**

Bedroom two includes double-glazed two-casement window, fitted wardrobe, cupboard housing hot water tank, radiator and coved ceiling.



### **Bedroom Three**

Bedroom three includes four-casement double-glazed window, radiator and coved ceiling.

### **Bathroom**

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



### **Garage**

The garage includes electric roller door and door leading to rear garden.

### **Rear Garden**

The rear garden is partially laid to lawn with a patio area and a stone covered section while features include water tap, water butt and a range of plants, shrubs, trees and hedges.

### **Front Garden**

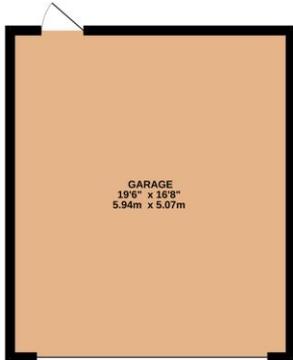
The front garden is mostly laid to lawn while features include a range of hedges, plants & shrubs with off-street parking for multiple vehicles.



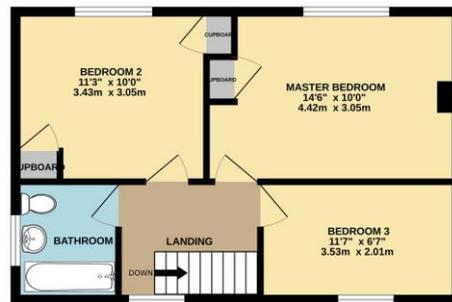
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## Lloyd Avenue



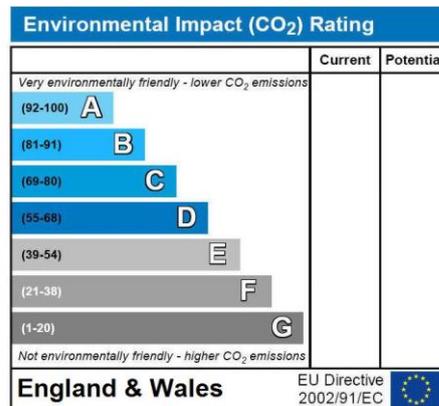
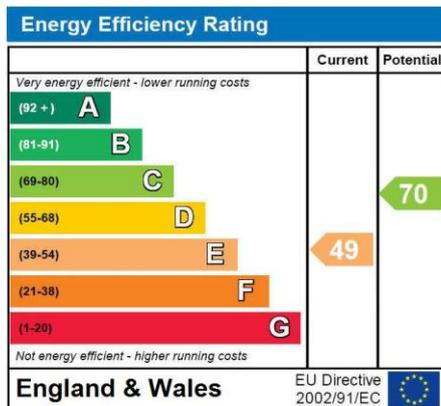
GARAGE  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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