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Coulsdon

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BOND & SHERWILL



Beckett Road

Guide-Price: £270,000 - £280,000

Located in the quiet village of Netherne-on-the-Hill, this two-bedroom first-floor apartment comes to the market with no onward chain and is perfect for any first time buyers or investors.

Internally, the property features two good-size bedrooms both with built-in wardrobes, bathroom, hallway and open-plan kitchen and living space.

Perhaps the most impressive feature of the property is the stunning views out over the balcony from the master bedroom. Other external features include an additional balcony from the living room as well as allocated parking for one car.

A natural haven for wildlife, Netherne-on-the-Hill is surrounded by 184 acres of countryside and woodland with footpaths through the hills. Community facilities include a gym for residents with changing facilities, swimming pool & sauna, cricket green, tennis courts, village hall, village shop and pavilion. The M25/M23 Interchange at Hooley is a short drive away while Coulsdon South can be used to access London Bridge and London Victoria.

Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham and Woodcote Primary School.

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 a storage cupboard, electric storage heater and down-lights.

Lounge

The lounge includes double-glazed glass-panel double doors leading to the balcony, electric storage heater and down-lights.

Kitchen Area

The kitchen includes a range of wall and base units with work surface area, stainless steel one and a half sink with mixer tap and drainer, four zone electric hob with extractor hood, electric oven with grill, integrated fridge/freezer, integrated dishwasher, space for washing machine, single-casement double-glazed window, smoke alarm and down-lights.

Master Bedroom

The master bedroom includes built-in wardrobes, double-glazed glass-panel double doors leading to balcony, storage cupboard, electric storage heater and light.

Bedroom Two

Bedroom two includes two single-casement double-glazed windows, built-in wardrobes, electric storage heater and light.

Bathroom

The bathroom includes a panel-enclosed bath with shower screen, pedestal wash hand basin with mixer tap, low-level W.C. with dual-flush, part-tiled walls, electric towel radiator and down-lights.

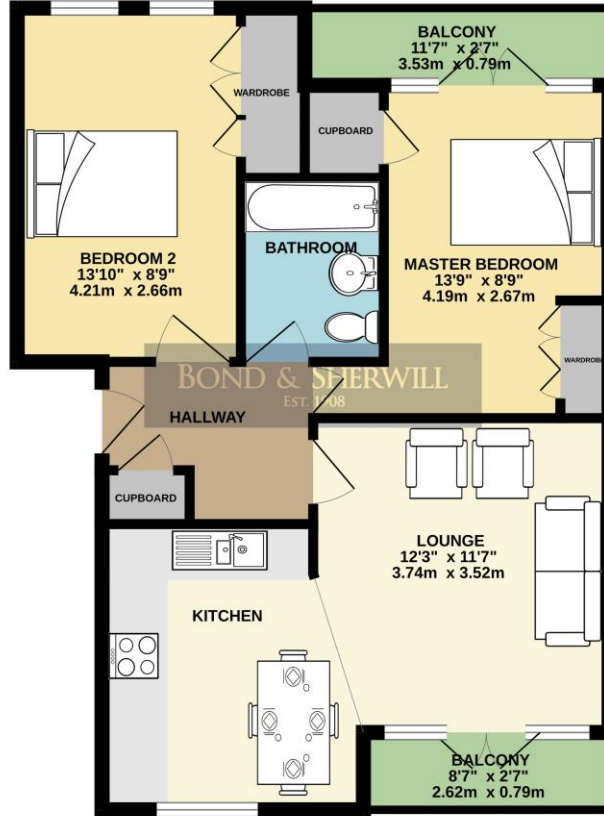


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GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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