

BOND & SHERWILL



Chaldon Way

Ideally located on one of Coulsdon's most popular roads this three/four-bedroom, detached property includes rear access to the stunning Farthing Downs, part of the South London Downs National Nature Reserve.

The interior features a lounge, dining room, study/bedroom four, kitchen, three bedrooms on the first floor, bathroom and separate W.C.

In addition, there is a lean to and an outbuilding, while other benefits include off-street parking to the front and potential to extend subject to planning permission.

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.

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 Coulsdon CofE Primary School, Keston Primary School, Oasis Academy Coulsdon (Primary and Secondary), 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 single-glazed leaded-light effect windows.

Entrance Hall

The entrance hall includes opaque single-glazed window to porch, radiator, stairs ascending to first-floor, cupboard under-stairs housing gas & electric meters, picture rail and smoke alarm.



Dining Room

The dining room includes four-casement double-glazed leaded-light effect feature bay window, log burner with granite hearth and oak mantle-shelf, radiator, wooden flooring and air conditioning unit with heating & cooling settings.



Study/bedroom four

The study/bedroom four is dual-aspect and includes three-casement double-glazed leaded-light effect window, vanity unit incorporating wash-hand basin and frosted-effect double-glazed window.



Lounge

The lounge is dual-aspect and includes double-glazed glass-panel double doors to rear garden, radiator, serving hatch to kitchen, air conditioning unit with heating & cooling settings, log burner with granite hearth & limestone surround, single-glazed stained-glass-effect window with secondary glazing and two ceiling roses.



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Kitchen

The kitchen is dual-aspect and includes wall & base level units with work surface area & under-cabinet lighting, one & a half bowl sink with drainer, single-casement single-glazed window, two-casement double-glazed window, double-glazed window, wall-mounted Worcester boiler, space for dish-washer, space for washing machine, partially-tiled walls, space for free-standing four-ring cooker, stainless-steel extractor hood, radiator, pantry and double-glazed glass-panel door leading to lean to.



Landing

The landing includes two-casement double-glazed opaque window, radiator, picture rail and loft hatch.

Master Bedroom

The master bedroom includes four-casement double-glazed leaded-light effect feature bay window, radiator, picture rail and air conditioning system with heating & cooling settings.



Bedroom Two

Bedroom two includes four-casement double-glazed window, radiator, vanity unit incorporating wash-hand basin, partially-tiled walls, picture rail and air conditioning unit with heating & cooling settings.



Passage

W.C

The W.C includes low-level W.C, single-casement single-glazed window, partially-tiled walls and wash-hand basin.



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Bathroom

The bathroom is dual-aspect and includes two-casement double-glazed opaque window, single-casement double-glazed opaque window, bidet, radiator, partially-tiled walls, panel-enclosed bath with thermostatic shower, pedestal wash-hand basin and cupboard housing hot water cylinder.



Bedroom Three

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

Lean To

The lean to includes power and leads to rear garden.



Outbuilding

The outbuilding is dual-aspect and includes lighting, power, single-glazed window with secondary-glazing, single-glazed window and sink.



Rear Garden

The rear garden is mostly laid to lawn and benefits from a woodland area at the rear as well as access to the Farthing Downs. Features include side access, two tool-sheds, timber shed, lean-to store, water tap and a range of plants, trees, shrubs and hedges.

Front Garden

The front garden is partially laid to lawn and features off-street parking.



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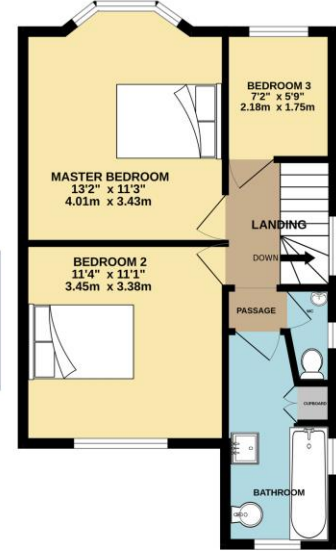
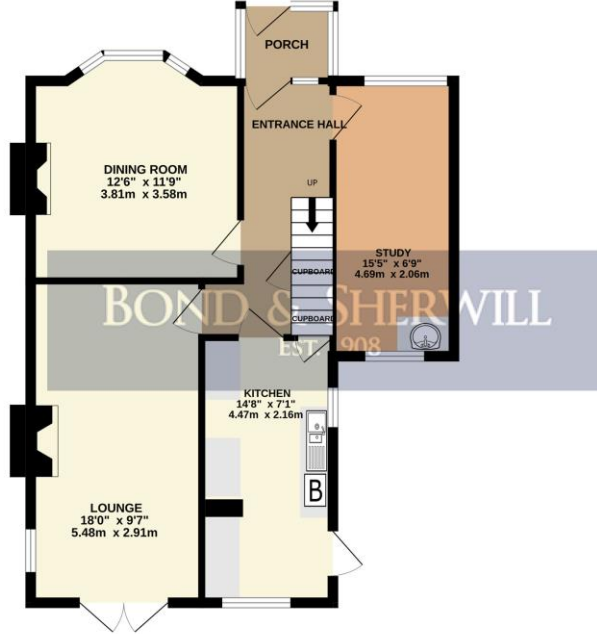
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OUTBUILDING
102 sq ft. (9.4 sq.m.) approx.

GROUND FLOOR
615 sq ft. (57.2 sq.m.) approx.

FIRST FLOOR
439 sq ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(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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