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## *BOND & SHERWILL*



### *Chipstead Valley Road*

Located just off Coulsdon High Street, this one-bedroom ground-floor apartment comes to the market with no onward chain and is perfect for any first time buyers or investors.

Internally, the property includes an open-plan living room with a kitchen, good-size bedroom, shower room and storage cupboards. The property also benefits from gas central heating and double-glazing throughout.

Externally, the property features its own courtyard.

Both Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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.

**£270,000**

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 a radiator and a light.



## Living Room

The living room includes glass-panel double-glazed double doors leading to the courtyard, one double-glazed window, one dual-casement double-glazed window, built-in storage cupboards, two radiators and lights.



## Kitchen Area

The kitchen includes a range of wall and base units with work surface area, part-tiled walls, stainless steel sink with mixer tap and drainer, four-ring gas hob and electric oven, part-tiled walls, space for free-standing fridge/freezer, space for washing machine, skylight and down lights.



## Bedroom

The bedroom includes glass-panel double-glazed double doors leading to the courtyard, loft hatch, radiator and light.

## Shower Room

The shower room includes an enclosed shower, low-level W.C with dual-flush, wash-hand basin, part-tiled walls, tiled floor, single-casement double-glazed opaque window, chrome towel radiator and light.

## Courtyard

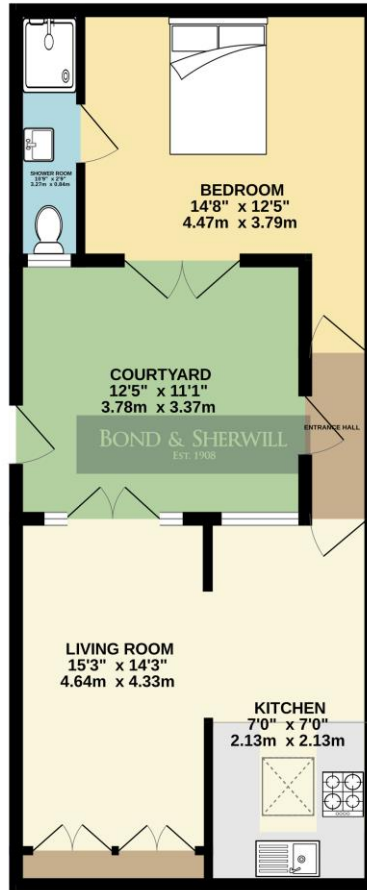


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GROUND FLOOR



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		74	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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