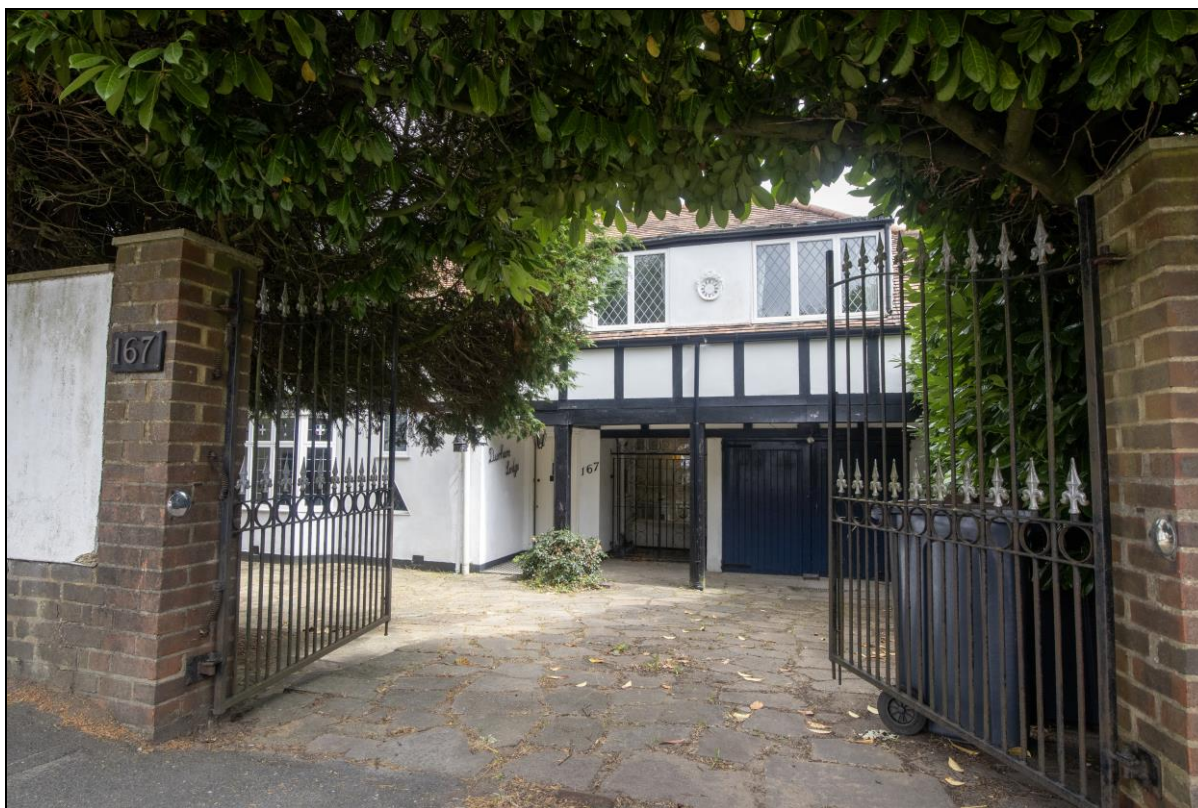


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BOND & SHERWILL

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Coulsdon Road

Occupying an impressive plot in the village of Old Coulsdon and set behind a gated entrance this chain-free, five bedroom, detached, mock Tudor property offers a wonderful opportunity for somebody to put their own stamp on their new home.

The ground-floor includes entrance hall, multiple reception rooms, an open-plan kitchen/diner, integral garage and W.C. The first-floor features a bathroom, additional W.C and five bedrooms including a master bedroom with fitted wardrobe, W.C and access out to a terrace which is shared with bedroom two. The mature rear garden is mostly-level and the perfect place for entertaining guests, while gated off-street parking is available to the front for multiple vehicles.

Popular local schools include Keston Primary School, Oasis Academy Coulsdon, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, and Coulsdon Sixth Form College. The Farthing Downs, New Hill, Coulsdon Common and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available just a short walk away on Coulsdon Road.

£ 800,000

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Front of Property

The front of the property includes a gated entrance, off-street parking for multiple vehicles, a side storage area and a range of mature trees & hedges.



Entrance Hall

The entrance hall includes double-glazed leaded-light effect window and radiator.

W.C

The W.C includes low-level W.C, wash-hand basin, single-glazed leaded-light effect window and extractor fan.



Lounge

The lounge includes two radiators and double-glazed four-casement leaded-light-effect feature bay window.



Family Room

The family room is open-plan with additional reception area and includes two radiators.

Reception Area

The reception area includes two radiators and double-glazed three-casement window.



Kitchen Area

The kitchen area is open-plan with the dining area and includes wall & base level units with work surface area, two inset sinks, four-ring electric hob and space for American-style fridge-freezer.

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Dining Area

The dining area is dual-aspect and includes double-glazed three-casement window, double-glazed single-casement window, double-glazed glass panel double doors leading to rear garden, radiator and single-glazed window.

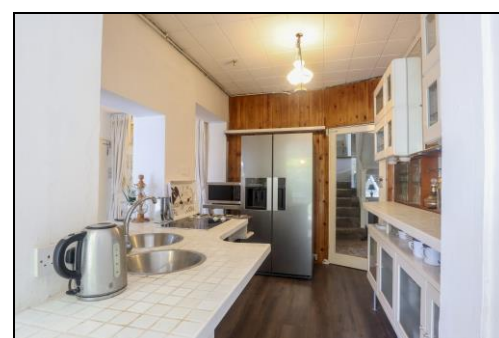


Garage

The garage includes double wooden doors, single-glazed windows, wall-mounted Worcester boiler and door leading into dining area.

Workshop

The workshop includes door leading to rear garden.



Landing

The landing includes double-glazed single-casement leaded-light effect window, two cupboards and loft hatch.



Master Bedroom

The master bedroom includes fitted wardrobe, radiator, double-glazed sliding door leading to terrace and double-glazed three-casement window.

Terrace

Master Bedroom W.C

The W.C includes low-level W.C and tiled walls.



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Bedroom Three

Bedroom three includes fitted wardrobe, two radiators, double-glazed two casement leaded-light effect window and double-glazed single-casement leaded-light effect window.



Bathroom

The bathroom includes low-level W.C, radiator, double-glazed opaque leaded-light effect two-casement window, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment and partially-tiled walls.

W.C

The W.C includes low-level W.C, pedestal wash-hand basin and extractor fan.



Bedroom Five

Bedroom five includes double-glazed single-casement window and radiator.

Bedroom Two

Bedroom two includes radiator and double-glazed sliding doors leading to terrace.



Bedroom Four

Bedroom four includes concealed fitted wardrobes, radiator and four-casement double-glazed leaded-light effect window.

Rear Garden

The mature rear garden is partially laid to lawn and includes a patio area and a range of plants, trees & shrubs.



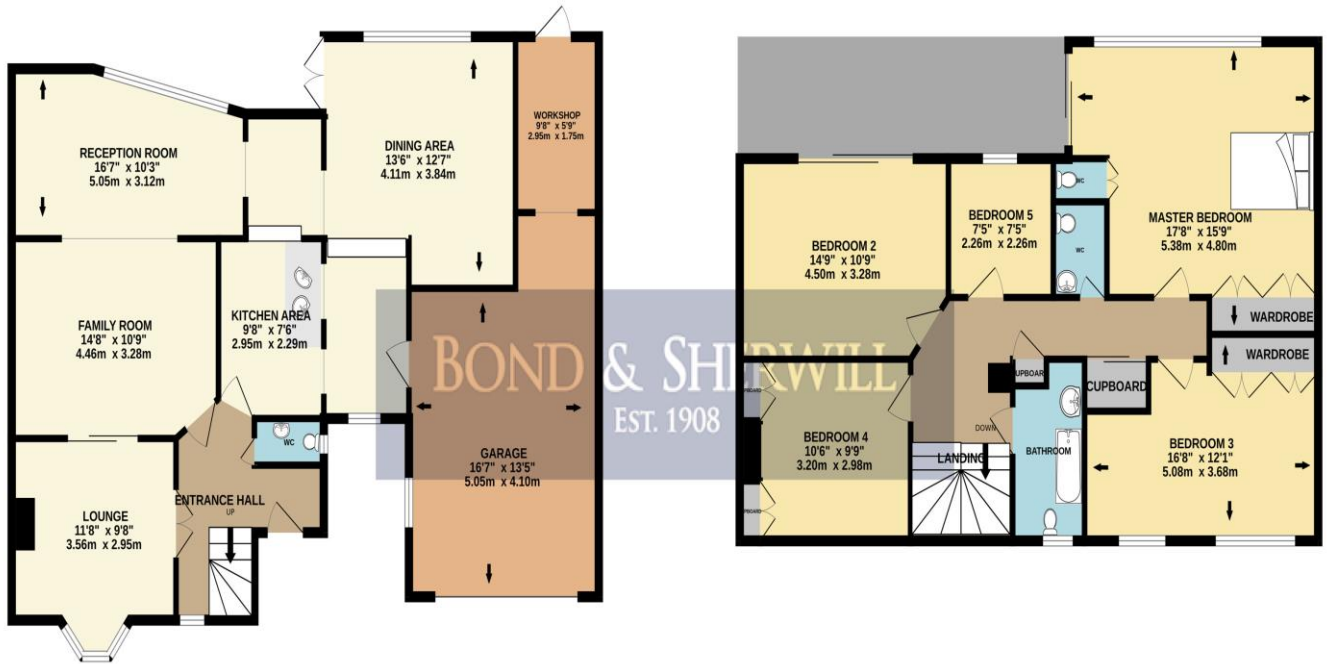
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GROUND-FLOOR
1137 sq.ft. (105.6 sq.m.) approx.

FIRST-FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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		78
(55-68)	D		
(39-54)	E	54	
(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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