



*Poppy Court, The Drive*

Guide-Price: £300,000 - £320,000

Coming to the market with no onward chain, this contemporary one-bedroom ground-floor apartment is perfect for any first time buyers or investors.

Internally, the property features an open-plan lounge with a modern kitchen area, good-size own terrace, bedroom with fitted wardrobe, hallway with storage cupboards and stunning bathroom. Externally, the property includes a communal garden.

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. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside. 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.

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## Hallway

The hallway includes wooden flooring, cupboard with space for washer/dryer, storage cupboard, video entry system, down lights and smoke alarm.

## Lounge Area

The dual-aspect lounge area is open-plan with the kitchen and includes wooden flooring, two double-glazed opaque windows and double-glazed glass-panel sliding door leading to terrace.



## Terrace

The good-size terrace is the perfect place for a seating area.



## Kitchen Area

The kitchen area is open-plan with the lounge and includes wooden flooring, wall & base level units with work surface area, under-mount sink with drainer & stainless-steel mixer tap, four-ring electric hob with concealed extractor hood, oven, integrated fridge-freezer, integrated dishwasher, cupboard housing combination boiler, down-lights and smoke alarm.



## Bathroom

The bathroom includes low-level W.C with dual-flush & concealed cistern, tile enclosed bath with fixed wall controls & shower head, partially-tiled walls, tiled floor, wash-hand basin with stainless-steel mixer tap, chrome heated towel rail, down-lights and extractor fan.

## Bedroom

The bedroom includes fitted wardrobe, double-glazed two-casement window and down-lights.

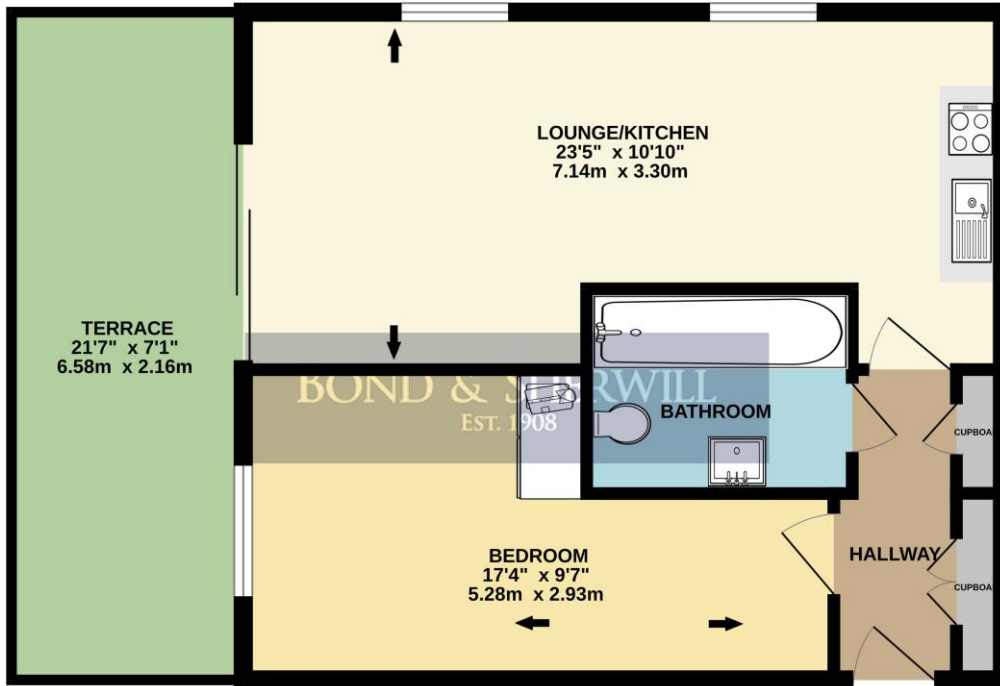


## Communal Garden

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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GROUND-FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

TOTAL FLOOR AREA: 484 sq.ft. (45.0 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	83	83
(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 <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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