



Grove Lane

Exclusive to Bond & Sherwill, this delightful two-bedroom, ground-floor apartment includes its own rear garden with side access, lounge, dining room and conservatory. Internally, the apartment benefits from two generously-sized bedrooms, dual-aspect kitchen, lounge, conservatory, dining room and a modern bathroom with shower. Additional features include gas central heating. External features include own rear garden with side access.

Woodmansterne, 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. 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.

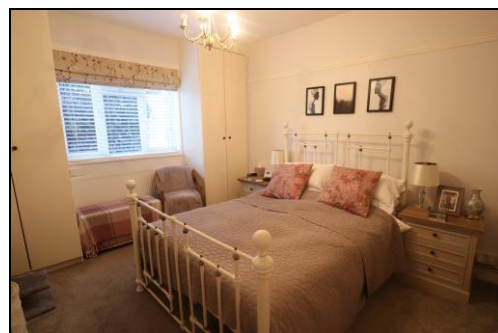
£ 350,000

BOND & SHERWILL

Grove Lane

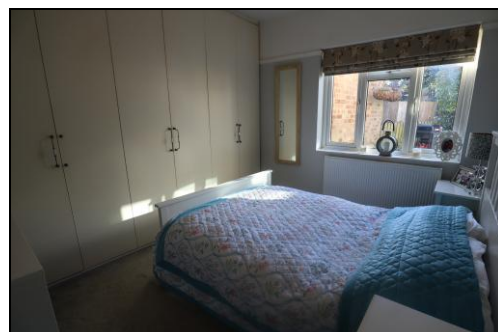
Hallway

The hallway includes radiator, cupboard, cupboard housing gas & electric meters, wooden flooring and smoke alarm.



Bedroom One

Bedroom one includes double-glazed three-casement window, fitted wardrobes and picture rail.



Bedroom Two

Bedroom two includes radiator, double-glazed three-casement window, fitted wardrobe and picture rail.

Lounge

The lounge includes wooden flooring, vertical radiator, double-glazed glass-panel double doors leading to conservatory and coved ceiling.



Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, chrome heated towel rail, tiled floor, partially-tiled walls, low-level W.C with dual-flush, shower-enclosure with wall-fixed controls, double-glazed opaque three-casement window and vanity unit incorporating wash-hand basin.



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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Kitchen

The kitchen is dual-aspect and includes two double-glazed two-casement windows, wall & base level units with work surface area, tiled floor, partially-tiled walls, four-ring gas hob with stainless-steel extractor hood, sink with drainer, oven, concealed Worcester boiler, space for dish-washer, space for washing machine and space for free-standing fridge-freezer.



Dining Room

The dining room includes tiled floor, radiator, double-glazed two-casement window and double-glazed glass-panel door to rear garden.



Conservatory

The conservatory includes radiator, double-glazed windows and glass-panel double-glazed double doors leading to rear garden.



Rear Garden

The rear garden is partially laid to lawn with a decked area and includes side access, water tap, shed and a range of plants & shrubs.

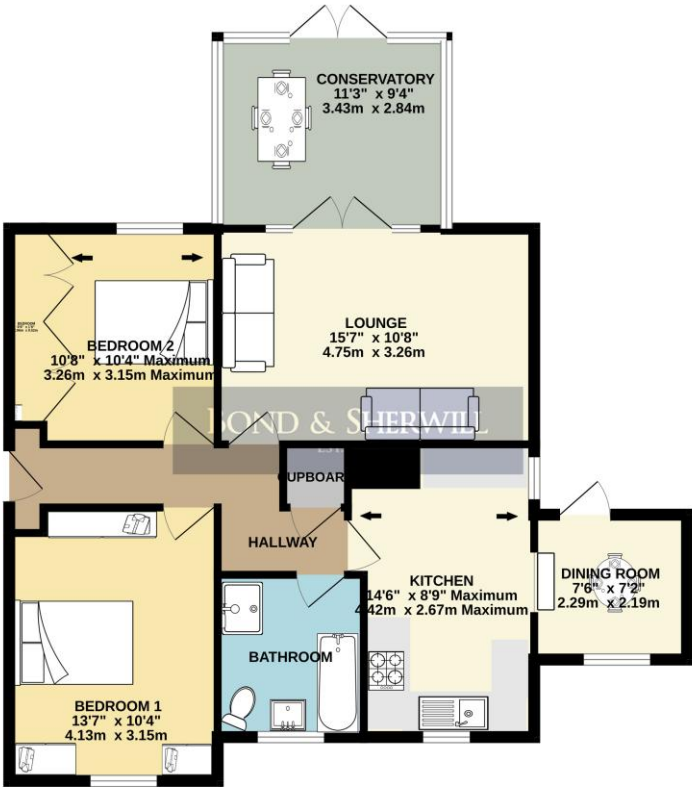


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GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.4 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.
Made with Metropia i2025.

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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