

BOND & SHERWILL

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Southlands Close

Guide-Price: £400,000 - £425,000

Perfect for first time buyers this three-bedroom, terraced property comes to the market with a range of impressive, contemporary features and its own rear garden.

The interior includes a good-size, contemporary, open-plan kitchen/diner, separate lounge, downstairs W.C, three bedrooms and a modern bathroom. Additional features include own rear garden.

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. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, 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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Entrance Hall

The entrance hall includes cupboard with space for tumble dryer, under-stairs cupboard, stairs ascending to first-floor, down-lights and coved ceiling.

W.C

The W.C includes low-level W.C with dual-flush, partially-tiled walls, wash-hand basin with stainless-steel mixer tap, double-glazed single-casement opaque window, down-light, coved ceiling.

Lounge

The lounge includes radiator, double-glazed glass-panel sliding door to rear garden and coved ceiling.

Kitchen/Diner

The kitchen/diner is dual-aspect and includes wall & base level units with work surface area, space for American-style fridge-freezer, space for dishwasher, space for washing machine, oven, five-ring electric hob with extractor hood, under-mount sink with drainer, double-glazed glass-panel sliding door leading to rear garden, double-glazed single-casement window, under-cabinet lighting, down-lights and coved ceiling.

Landing

The landing includes double-glazed single-casement window, cupboard, down-light, smoke alarm and loft hatch.

Bedroom One

Bedroom one is dual-aspect and includes double-glazed single-casement window, double-glazed three-casement window, radiator and coved ceiling.

Bedroom Two

Bedroom two includes double-glazed three-casement window and coved ceiling.

Bedroom Three

Bedroom three includes double-glazed two-casement window and coved ceiling.

Bathroom

The bathroom includes double-glazed opaque single-casement window, tiled floor, tiled walls, low-level W.C with dual-flush, extractor fan, wash-hand basin with stainless-steel mixer tap, panel-enclosed bath with waterfall shower head & shower hose attachment and down-lights.

Rear Garden

The rear garden is partially paved and partially laid to turf. Features include rear access and a shed.

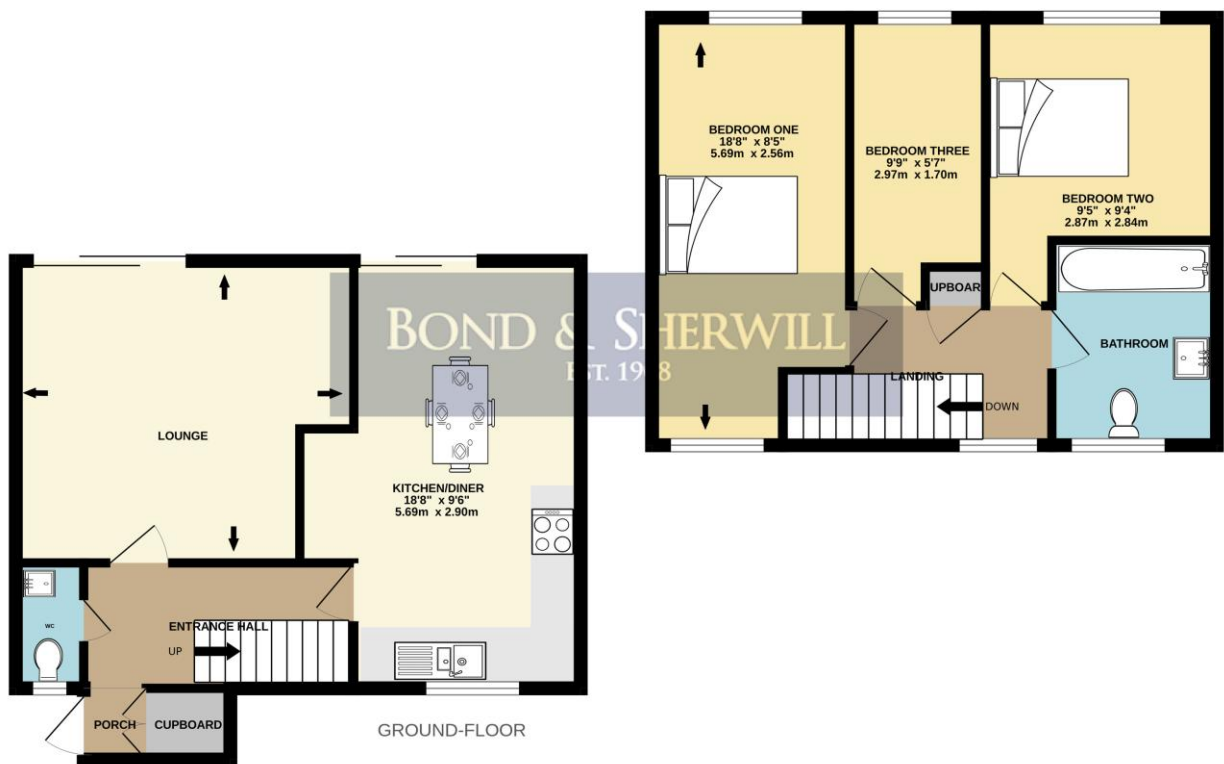


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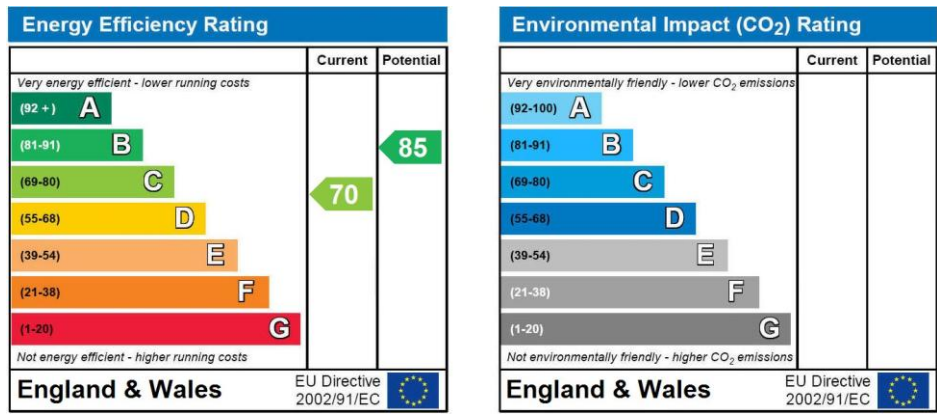
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FIRST-FLOOR



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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