

BOND & SHERWILL

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Carew Close

Guide-Price: £600,000 - £625,000

Situated on a popular Old Coulsdon cul-de-sac and backing onto countryside this three-bedroom, extended semi-detached property comes to the market in an impressive condition.

The ground-floor benefits from an approximately 23ft long dual-aspect lounge, kitchen/diner with integrated appliances and breakfast bar, entrance hall, porch, utility room with skylight, W.C and garage area perfect for storing bicycles or tools. The first-floor, meanwhile, includes three good-size bedrooms, a contemporary bathroom with shower and a separate W.C. Additional features include a generously-sized rear garden and a driveway with off-street parking for two cars. There is also potential to extend subject to planning permission.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon 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 on Coulsdon Road. Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

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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Porch

The porch includes tiled floor, two double-glazed windows and double-glazed glass-panel door.



Entrance Hall

The entrance hall includes wooden flooring, concealed radiator, stairs ascending to first-floor, cupboard under-stairs and coved ceiling.

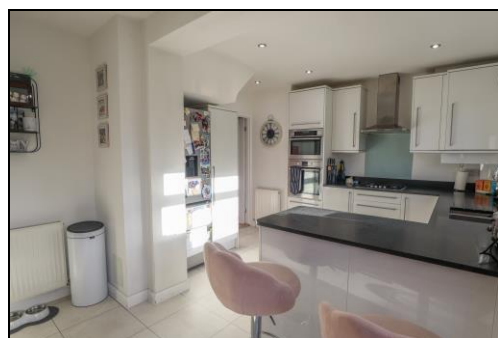
Kitchen/Diner

The kitchen/diner includes wall & base level units with work surface area, breakfast bar, double-glazed two-casement window, tiled floor, AEG oven, AEG four-ring gas hob with stainless-steel extractor hood, two radiators, one & a half bowl undermount sink with drainer, dining area, double-glazed glass-panel double doors leading to rear garden and down-lights.



Lounge

The lounge is dual-aspect and includes four-casement double-glazed leaded-light effect window, two double-glazed windows, double-glazed glass-panel double doors leading to rear garden and gas fireplace with granite-effect hearth & surround.



W.C

The W.C includes low-level W.C with concealed cistern, wash-hand basin with stainless-steel mixer tap, skylight, chrome heated towel rail, extractor fan and down-lights.



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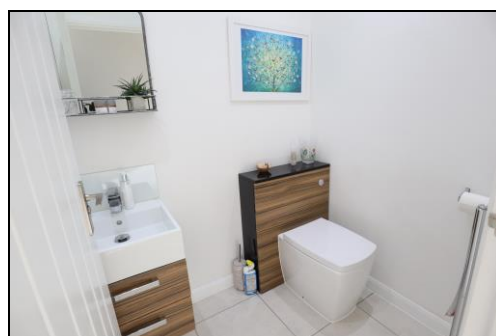
Utility Room

The utility room includes space for washing machine, space for tumble dryer, skylight, wall units with work surface area, radiator, tiled floor, double-glazed glass-panel door leading to garage area and down-lights.



Garage Area

The garage area is approximately 8.10 ft by 3.8 ft and includes an up & over door.



Landing

The landing includes double-glazed single-casement frosted-effect window.



Bathroom

The bathroom includes shower enclosure with wall-fixed controls & shower hose attachment, panel-enclosed bath with stainless-steel mixer tap, double-glazed single-casement opaque window, tiled floor, partially-tiled walls, chrome towel rail, wash-hand basin with stainless-steel mixer tap and down-lights.



W.C

The W.C includes double-glazed single-casement frosted-effect W.C, low-level W.C with dual-flush, tiled floor, radiator, partially-tiled walls and down-light.

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Master Bedroom

The master bedroom includes double-glazed four-casement leaded-light-effect window, radiator and cupboard.



Bedroom Two

Bedroom two includes radiator and three-casement double-glazed window.



Bedroom Three

Bedroom three includes double-glazed three-casement leaded-light effect window and radiator.



Rear Garden

The rear garden is mostly laid to lawn and backs onto countryside. Features include two decked areas, a patio area, a shed and a range of plants, shrubs & hedges.



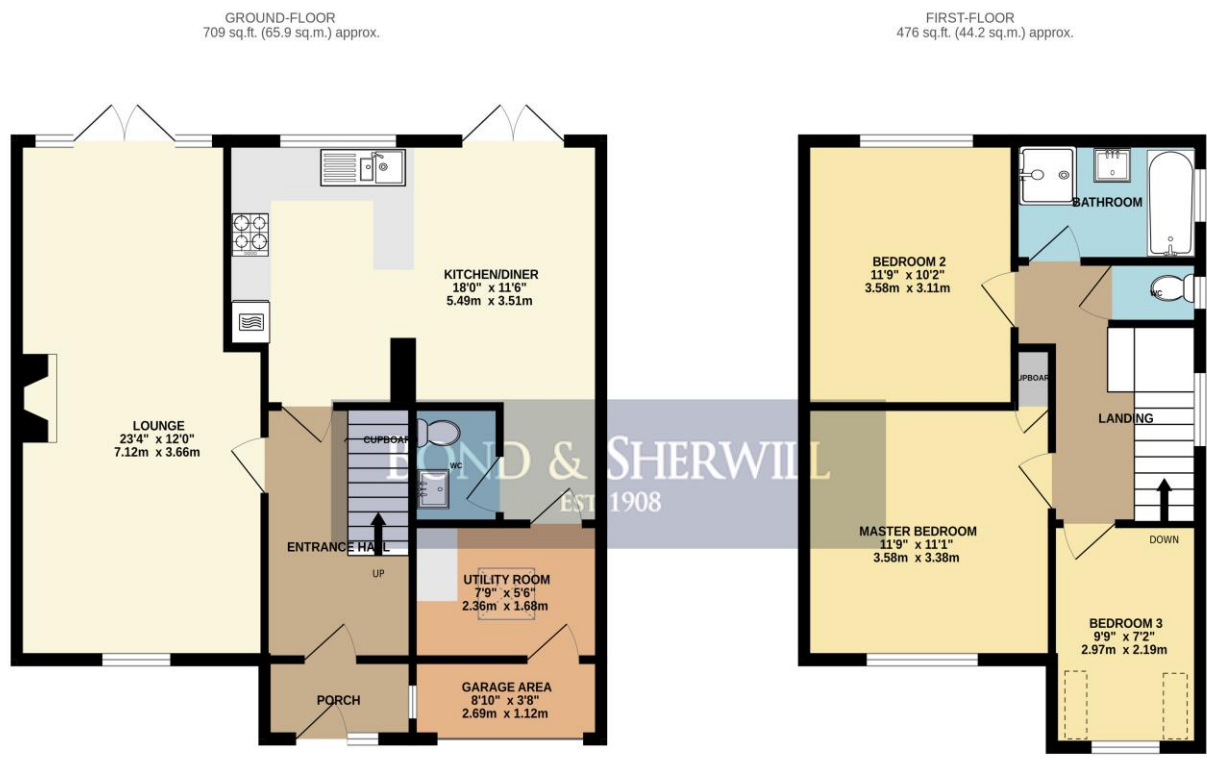
Front of Property

The front of the property includes a driveway with off-street parking.

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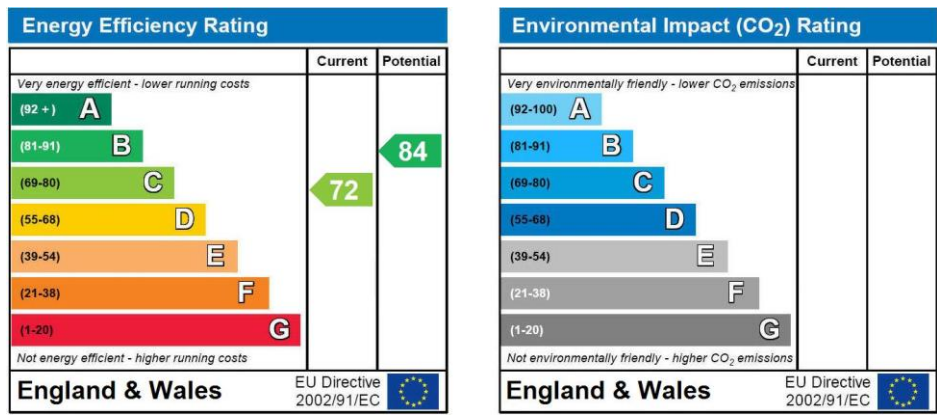


TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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



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