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BOND & SHERWILL



Coulsdon Road

Occupying a generous plot within good proximity to Coulsdon Manor Golf Club this two-bedroom bungalow is perfect for anyone who wants a modern interior.

Features include an open-plan lounge/kitchen, two good-size bedrooms, bathroom, separate W.C, conservatory with bi-fold doors, integral garage, garden room and gas central heating. Additional benefits include driveway with off-street parking, good-size rear garden with side access and potential to extend subject to planning permission.

Coulsdon Manor & Golf Club is an ideal place for golfers, with additional local leisure facilities including Woodcote Park Golf Club and Chipstead Golf Club, while a variety of gyms are located across the Croydon area. Local green spaces include The Farthing Downs, Grange Park, Happy Valley and Coulsdon Common. Coulsdon South & Coulsdon Town Railway Stations provide swift and easy access to a variety of stations including London Bridge, London Victoria, Gatwick Airport, St. Pancras International, Kings Cross and Brighton. The M23/M25 interchange at Hooley can be used to access the national motorway network while local buses include the 404 and 466. Coulsdon High Street features a wide-range of shops including Waitrose, Aldi and Tesco Express along with restaurants and amenities.

Guide-Price: £575,000 - £600,000

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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Lounge/Diner

The lounge/diner is open-plan with the kitchen and includes two double-glazed two-casement windows with shutters, two radiators, log burner, double-glazed glass-panel double doors with shutters leading to rear garden, wooden flooring, coved ceiling and down-lights.



Kitchen

The kitchen is dual-aspect and includes tiled floor, wall & base level units with work surface area, breakfast bar, one & a half bowl sink with drainer, double-glazed single-casement window, double-glazed glass-panel door to conservatory, double-glazed opaque gall-panel door leading to side of property, oven, space for washing machine, four-ring electric hob, radiator, space for free-standing American-style fridge-freezer, space for dish-washer, coved ceiling, down-lights and extractor fan.



Conservatory

The conservatory includes double-glazed bi-fold doors leading to rear garden and double-glazed windows.

W.C

The W.C includes tiled floor, wash-hand basin with stainless-steel mixer tap, double-glazed single-casement window, low-level W.C with dual-flush & concealed cistern and down-lights.



Bathroom

The bathroom includes panel-enclosed bath, double-glazed single-casement window, low-level W.C dual-flush, wash-hand basin with stainless-steel mixer tap, tiled walls, heated towel rail and down-lights.

Porch

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



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Entrance Hall

The entrance hall includes wooden flooring, two cupboards, radiator, smoke alarm, down-lights and coved ceiling.

Bedroom One

Bedroom one includes three-casement window with secondary-glazing, two radiators, fitted wardrobe, down-lights and coved ceiling.

Bedroom Two

Bedroom two includes three-casement window with secondary-glazing, radiator and coved ceiling.

Passage

The passage includes loft hatch down-lights and coved ceiling.

Integral Garage

The integral garage includes electric up & over door, power, lighting and smoke alarm.

Garden Room

The garden room includes double-glazed window, double-glazed glass-panel double doors leading to rear garden & radiator.

Rear Garden

The rear garden comprises a mostly decked area with side access and stairs dropping down to a mostly laid to lawn area. Features include a shed, water tap and a range of plants & shrubs.

Front Garden

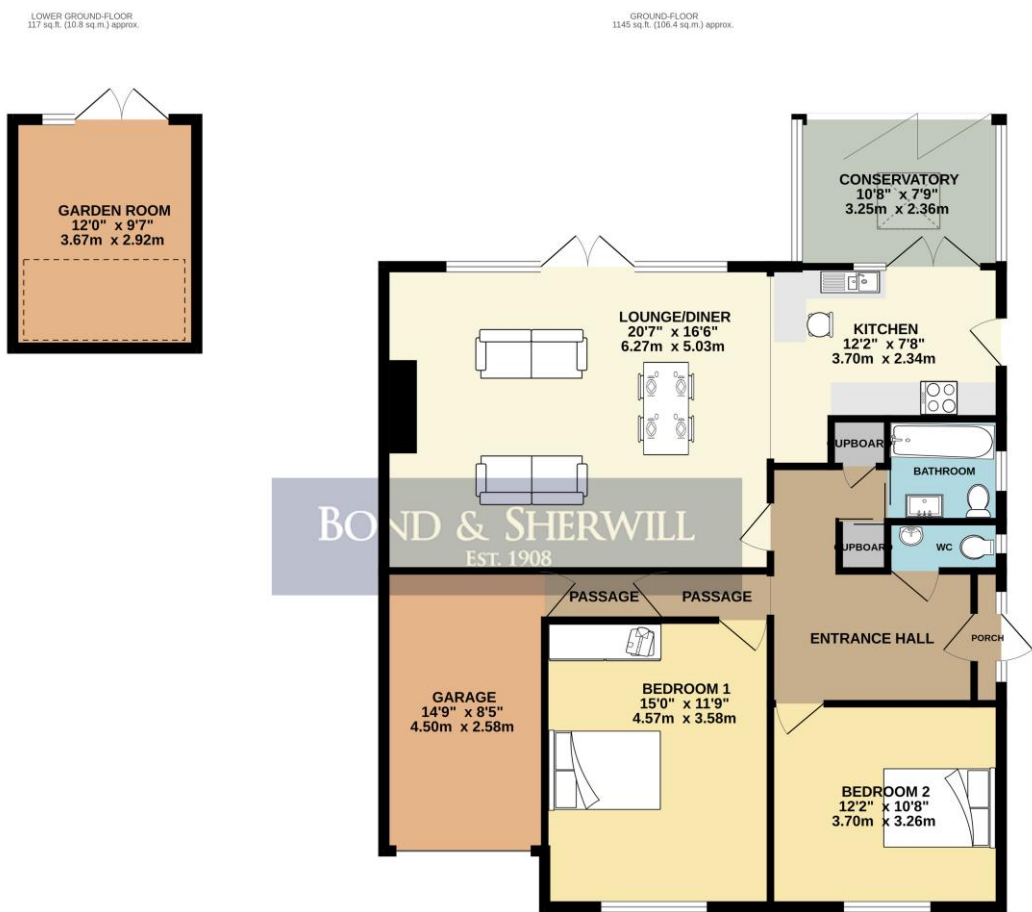
The front garden is partially laid to lawn with a driveway featuring off-street parking.



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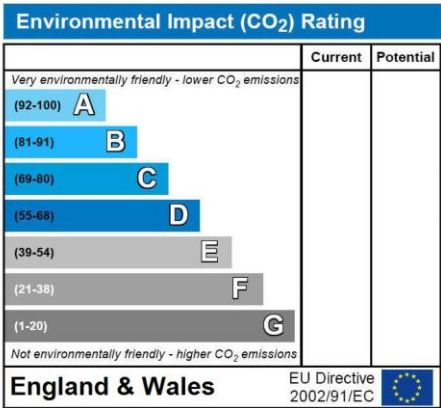
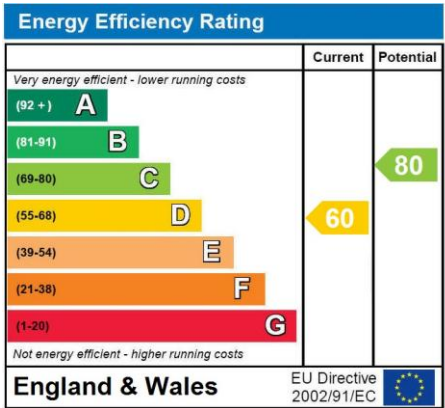


TOTAL FLOOR AREA: 1262 sq.ft. (117.3 sq.m.) approx.

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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