





64 Bradmore Way, Coulsdon, Surrey, CR5 1PB

£615,000

An attractively extended four bedroom semi detached family home boasting stunning views across Happy Valley and Farthing Downs.

This beautiful property is offered to the market exclusively to Daniel Adams Estate Agents and comprises of downstairs: entrance porch and hallway, living come dining room with bi-fold doors on to a large raised decked area, kitchen, downstairs shower room and family room. Upstairs: 2 double bedrooms, 2 single bedrooms (one of which can also accommodate a double bed), bathroom and landing area.

Outside, to the rear, there is a large tiered south facing garden with stunning views across the landscape. And, to the front, is a block paved driveway for two cars.

Further enhancements to the property can be made with the current owners in receipt of planning permission for a large loft conversion comprising bedroom, dressing room, bathroom and storage available from Croydon Council.

With light, fresh and modern influences throughout this property it is not one to be missed and an internal viewing is highly recommended.

Bradmore Way is situated off Chaldon Way and Tollers Lane, and is within walking distance of local primary and secondary schools, parks and woodland, local shops and amenities and a local bus route. Coulsdon South Station is under 15 minutes walk from the property servicing London stations and Gatwick Airport.

Entrance hall

Lounge 16'5 x 12'2 (5.00m x 3.71m)

Dining room 13'6 x 12'2 (4.11m x 3.71m)

Kitchen 11'1 x 8'9 (3.38m x 2.67m)

Family room 15'6 x 8'4 (4.72m x 2.54m)

En-suite shower room 8'7 x 2'9 (2.62m x 0.84m)

Landing

Bedroom 1 15' x 14'7 (4.57m x 4.45m)

Bedroom 2 12'2 x 10'8 (3.71m x 3.25m)

Bedroom 3 9' x 7' + recess (2.74m x 2.13m)

Bedroom 4 8'9 x 6'5 (2.67m x 1.96m)

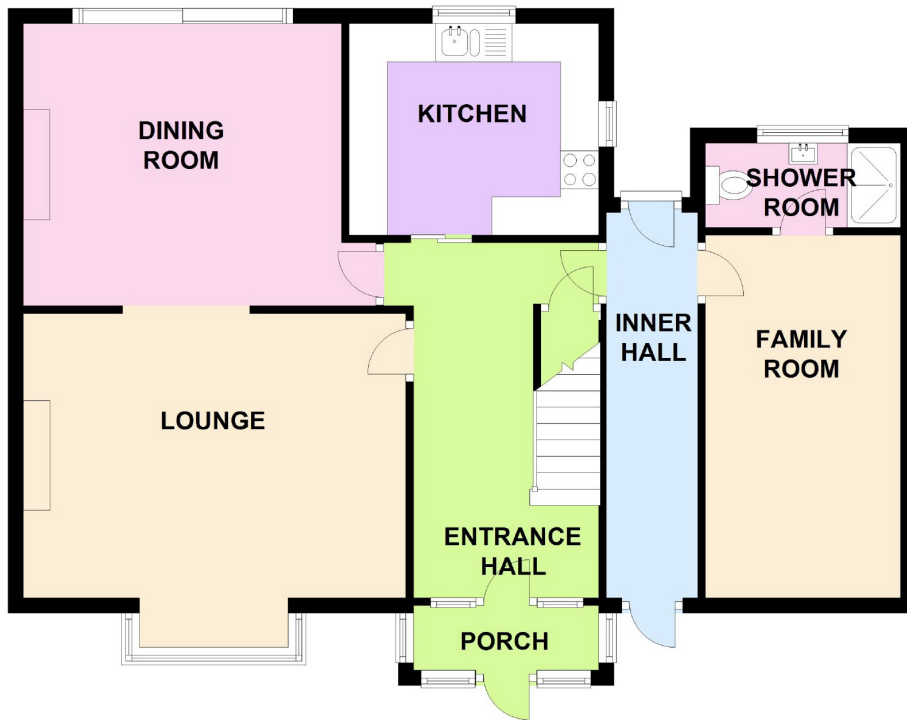
Bathroom 8'9 x 6' (2.67m x 1.83m)

Rear garden

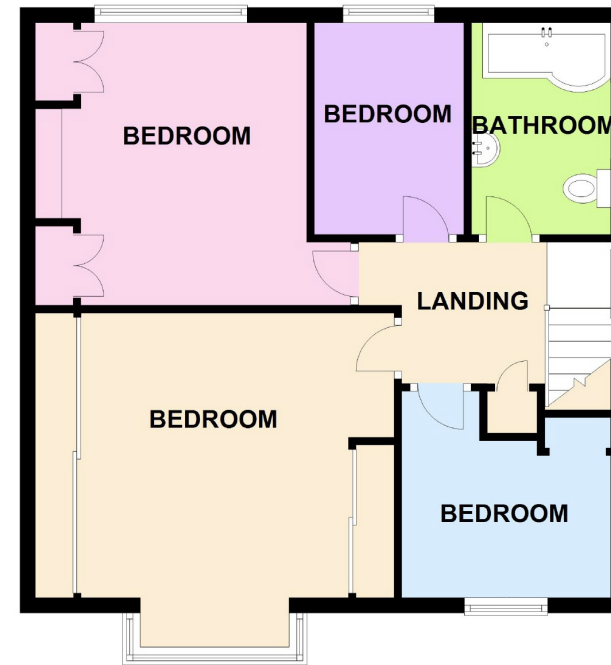
Driveway



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	62	85
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		
	53	81
England & Wales	EU Directive 2002/91/EC	



147 Brighton Road,
Coulston,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk