



Cromwells

**Chipstead Valley Road, Coulsdon, Surrey, CR5 3BF**  
**Offers In Excess Of £430,000**

**A well presented and partly refurbished two bedroom semi detached property, providing generous living accommodation, including a large through lounge/dining room, good size kitchen and downstairs WC. A family bathroom and en-suite shower room. The property is situated in a convenient location near local schools, shops and transport links.**



**\*Good size rear garden \*Potential to extend (STPP)**

**\*No chain \*Modern bathroom, Ground Floor WC + En-suite Shower Room**

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### **Entrance Porch**

### **Hall**

Doors leading to:

**Living/Dining Room - 24' 0" x 11' 0" (7.31m x 3.35m)**

Super large living room/dining room, front aspect window, door leading into the garden

**Kitchen - 14' 5" x 7' 9" (4.39m x 2.36m)**

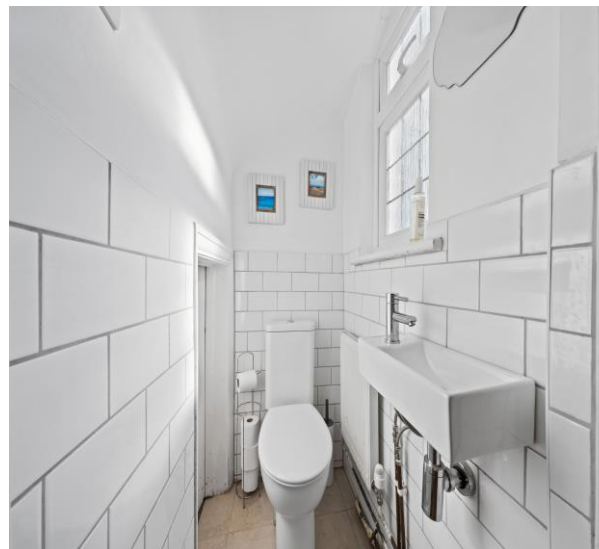
Spacious kitchen, rear aspect window, overlooking the garden, side door

### **Bathroom 1**

Two piece suite, side aspect window

### **Downstairs WC**

Front aspect window



## First Floor Landing

Front aspect window, doors leading to:

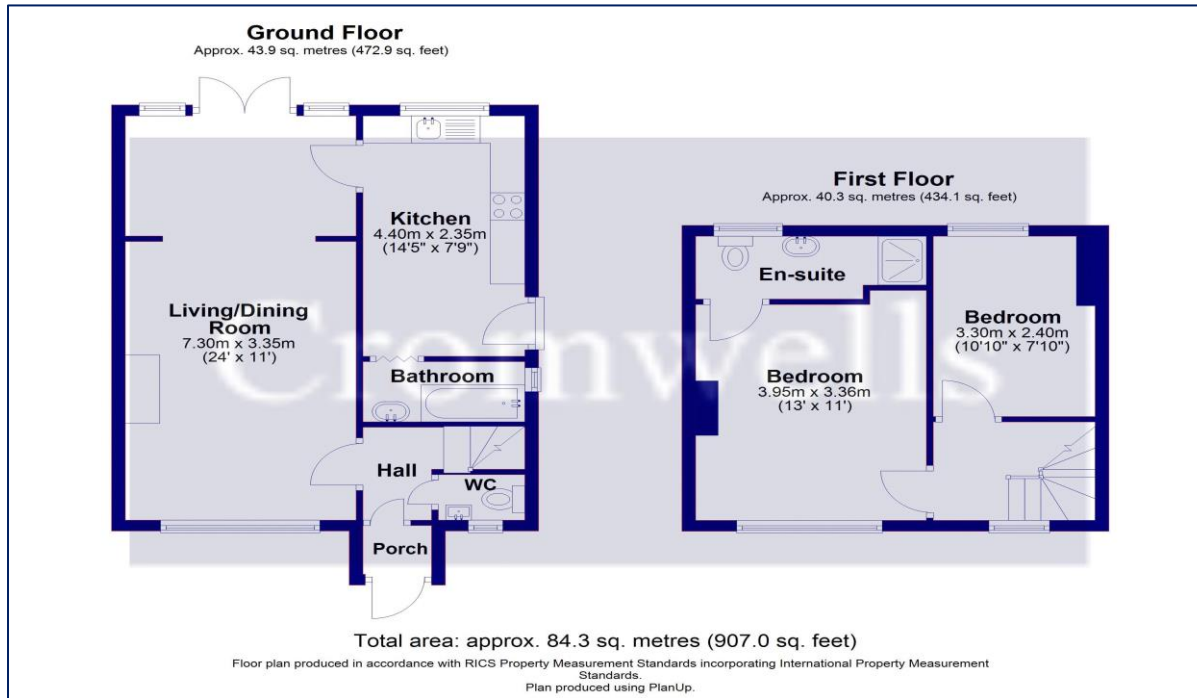
**Bedroom 1 - 13' 0" x 11' 0" (3.96m x 3.35m)**

Front aspect window, en-suite shower room

**Bedroom 2 - 10' 10" x 7' 10" (3.30m x 2.39m)**

Rear aspect window





**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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**SM5 3NP**



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[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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