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## *BOND & SHERWILL*



### *Bell Crescent*

Located in the village of Hooley, this three-bedroom semi-detached, chain-free property comes to the market in need of modernisation and is perfect for anyone looking to put their own stamp on a property.

Internally, the property benefits from a capacious lounge/diner, kitchen and conservatory as well as three bedrooms and wet room.

Externally, the property features both front and rear gardens with side access. One of the highlights of the property is two garden rooms with a W.C.

The village of Hooley is just a short drive from the M23/25 intersection which can be used to access the rest of the national motorway network. The local 405 bus can be used for journeys to Coulsdon, West Croydon and Redhill while Coulsdon South Railway Station offers trains into Central London. Additionally, local shops and amenities include a BP garage, Starbucks and a newsagents.

**Guide-Price: £425,000 - £450,000**

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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### **Porch**

The porch includes double-glazed glass-panel double doors.



### **Entrance Hall**

The entrance hall includes two-casement double-glazed window, radiator, smoke alarm, stairs ascending to first-floor and under-stairs cupboard housing gas & electric meters.

### **Lounge/Diner**

The lounge/diner is dual-aspect and includes three-casement double-glazed window, two double-glazed windows, two radiators, tiled hearth & surround and double-glazed glass-panel double doors to conservatory.



### **Kitchen**

The kitchen includes wall & base level units with work surface area, wall-mounted Vailant boiler, partially-tiled walls, space for fridge, space for washing machine, space for four-ring cooker, radiator, two-casement double-glazed window, cupboard, sink with drainer and cupboard with window.



### **Conservatory**

The conservatory includes radiator and double-glazed glass-panel doors to rear garden.

### **Landing**

The landing includes two-casement double-glazed window and loft hatch.

### **Bedroom One**

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



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### **Bedroom Two**

Bedroom two includes three-casement double-glazed window, radiator, extractor fan and shower enclosure with shower hose attachment.

### **Bedroom Three**

Bedroom three is dual-aspect and includes two single-casement double-glazed windows and radiator.



### **Wet Room**

The wet room includes shower area with electric shower, low-level W.C, pedestal wash-hand basin, tiled walls, chrome heated towel rail and two-casement double-glazed frosted-effect window.



### **Rear Garden**

The rear garden is partially laid to lawn with features including a patio area, side access, water tap and a range of plants, shrubs & hedges.

### **Garden Room 1**

Garden room 1 includes window and double-glazed glass-panel door to rear garden.



### **W.C**

The W.C includes low-level W.C.

### **Garden Room 2**

Garden room 2 includes a window and work surface area.



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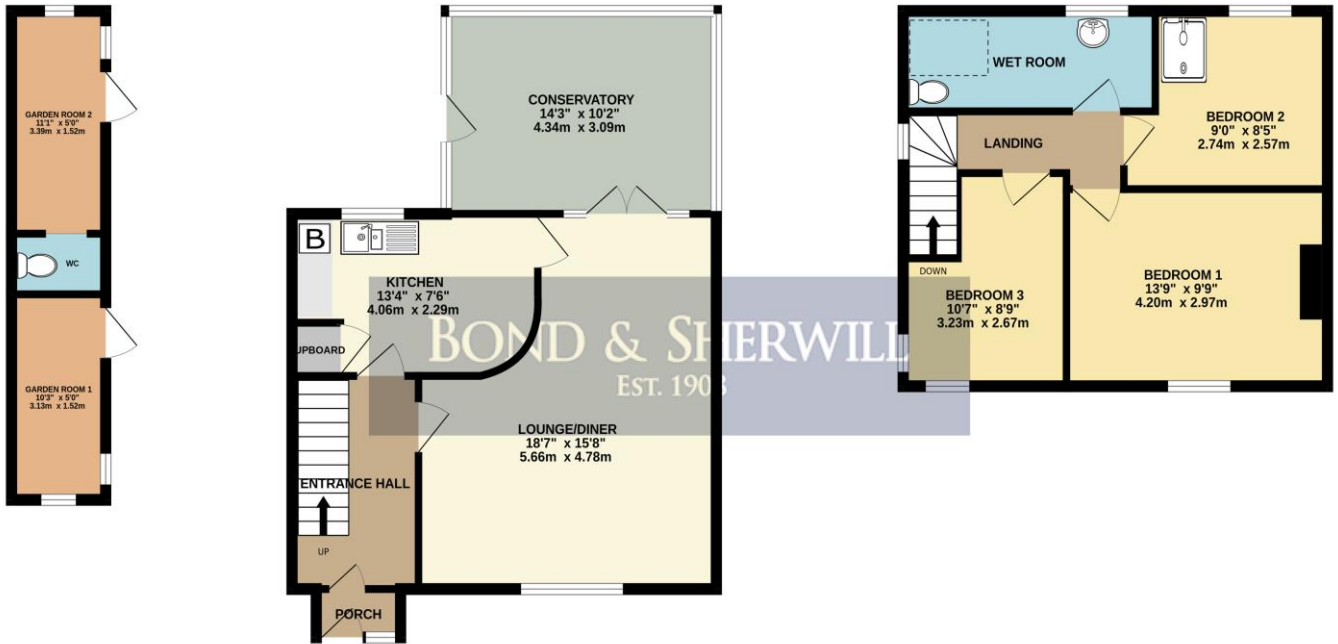
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GARDEN ROOMS  
121 sq.ft. (11.2 sq.m.) approx.

GROUND FLOOR  
579 sq.ft. (53.7 sq.m.) approx.

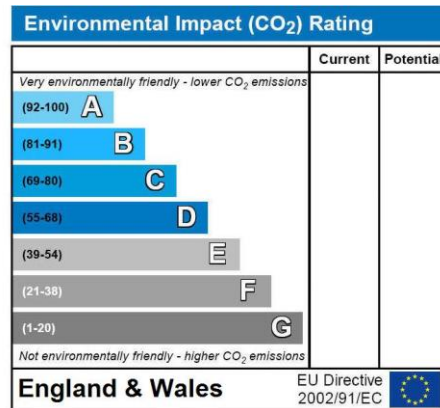
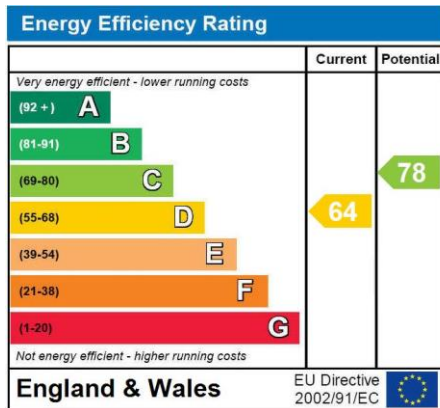
FIRST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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