

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

[www.bond-sherwill.com](http://www.bond-sherwill.com)

[sales@bond-sherwill.com](mailto:sales@bond-sherwill.com)

## *BOND & SHERWILL*



### *Salmons Lane West*

Occupying a mostly-level plot and a rear garden that benefits from a southerly-aspect this contemporary three-bedroom detached bungalow presents an exciting opportunity.

The interior features a stunning kitchen/diner with integrated appliances, island and bi-fold doors out to the rear garden, making it the ideal place to entertain guests while there is also a separate reception room and a utility room. The master bedroom includes a walk in wardrobe and an impressive en-suite while there are two further good-size bedrooms and another bathroom.

External features include a summer house in the rear garden while the front of the property benefits from a car port and off-street parking.

Salmons Lane West is an ideal place to live for anyone who enjoys open green spaces with local areas of interest including Coulsdon Common, Kenley Common and Surrey National Golf Club. Shopping is available at the Tesco Superstore in Caterham and Caterham Town Centre which also features a wide array of amenities, restaurants and bars. Caterham Railway Station can also be used for travel into Central London while the M25 can be accessed at Junction 6.

## £ 730,000

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.

# BOND & SHERWILL

## *Salmons Lane West*

### **Entrance Hall**

The entrance hall includes two windows, two radiators, wooden flooring, cupboard, smoke alarm and loft hatch.



### **Bedroom Two**

Bedroom two includes double-glazed feature bay window, fitted wardrobe, radiator and cupboard.

### **Bedroom Three**

Bedroom three includes double-glazed feature bay window, radiator and cupboard.



### **Bathroom**

The bathroom includes panel-enclosed bath with waterfall shower head & shower hose attachment, partially-tiled walls, chrome heated towel rail, wash-hand basin with stainless-steel mixer tap, two-casement opaque window, single-casement opaque window, low-level W.C with dual-flush and extractor fan.



### **Lounge**

The lounge includes two radiators, wooden flooring and down-lights.

### **Utility Room**

The utility room includes two-casement double-glazed window, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, wooden flooring, cupboard, space for washing machine, space for tumble dryer, wall-mounted Ideal boiler and glass-panel opaque door to side of property.



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.

# BOND & SHERWILL

## *Salmons Lane West*

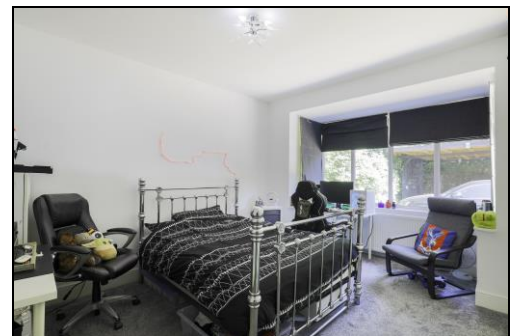
### **Kitchen/Diner**

The kitchen/diner is dual-aspect and includes wall & base level units with work surface area, island with work surface area, five ring gas hob, inset sink with drainer & mixer tap, oven, space for American-style fridge-freezer, three radiators, wood flooring, double-glazed bi-fold doors leading to rear garden, smoke alarm, down-lights and two skylights.



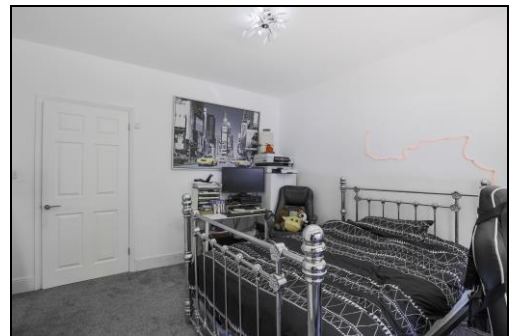
### **Master Bedroom**

The master bedroom is dual-aspect and includes double-glazed bi-fold doors to rear garden, radiator, skylight, walk in wardrobe with fitted wardrobes & down-lights.



### **Master Bedroom En-Suite**

The en-suite includes free-standing bath, shower enclosure with waterfall shower head & wall-mounted controls, low-level W.C with dual-flush, partially-tiled walls, chrome heated towel rail, vanity unit incorporating his & her wash-hand basins with stainless-steel mixer taps, down-lights and extractor fan.



### **Rear Garden**

The rear garden is mostly-level & partially-laid to lawn with a decked area. Features include a summer house with electricity & lighting, water tap, side access and a range of plants, trees, shrubs & hedges.

### **Front Garden**

The front garden is mostly gravel and features off-street parking for multiple vehicles, car port & hedges.

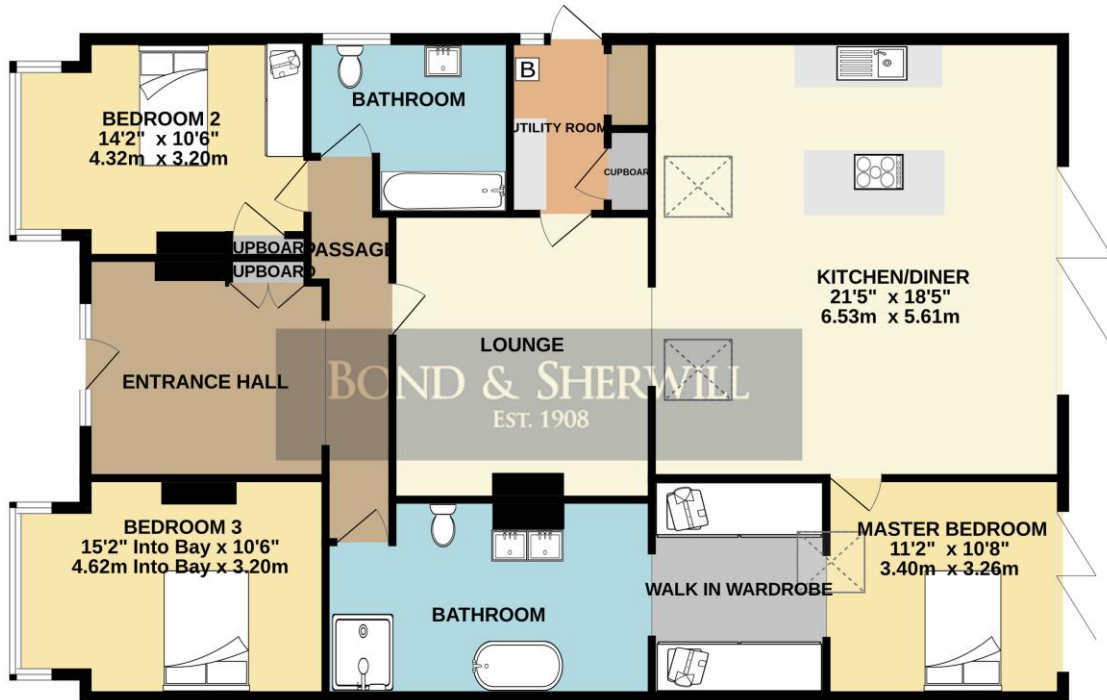


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

# BOND & SHERWILL

## Salmons Lane West

GROUND-FLOOR  
1571 sq.ft. (146.0 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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.  
Made with Metropix ©2024

### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>59</b>
	<b>38</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.