

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

www.bond-sherwill.com

sales@bond-sherwill.com

BOND & SHERWILL



Lion Green Road

Located just moments from Coulsdon Town, this two-bedroom terraced property comes to the market perfect for any first time buyers.

Internally, the property features a modern kitchen/diner, lounge, two good-size bedrooms and bathroom. The property also includes gas central heating and double-glazing throughout.

Externally the property benefits from a back garden and a separate area to accommodate off-street parking at the rear.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Guide-Price: £350,000 - £375,000

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

The lounge includes five-casement double-glazed window with shutters, feature brick fireplace, radiator and down-lights.



Kitchen/Diner

The Kitchen/Diner includes base level units with work surface area, single-casement double-glazed window, space for free-standing fridge-freezer, four-ring induction hob with stainless-steel extractor fan, radiator, partially-tiled walls, space for washing machine, space for dishwasher, stainless-steel sink with drainer, down-lights and stairs ascending to first-floor.



Passage

The passage includes storage cupboard and glass-panel double-glazed door leading to rear garden.

Bathroom

The bathroom includes a panel-enclosed bath with shower screen, low-level W.C with dual-flush, wash-hand basin with mixer tap, part-tiled walls, single-casement double-glazed opaque window and light.



Landing

The landing includes loft hatch and smoke alarm.

Bedroom One

Bedroom one includes two casement double-glazed window, radiator and coved ceiling.

Bedroom Two

Bedroom Two includes two double-glazed single-casement windows, radiator and cupboard housing Ideal boiler.



Rear Garden

The rear garden is partially decked & partially laid to lawn with features including water tap and rear access.

Front Garden

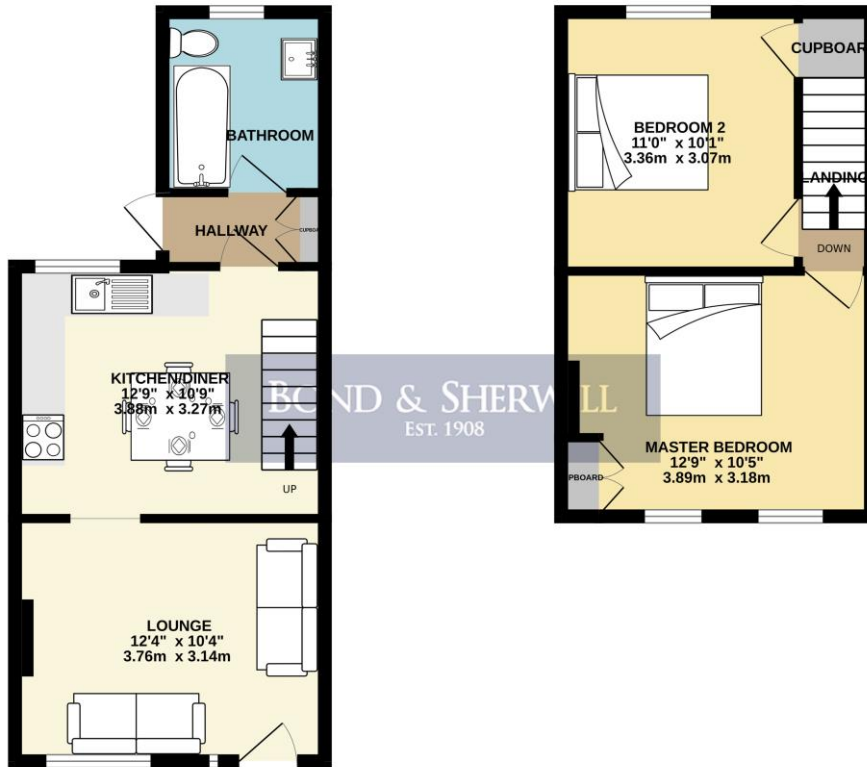
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GROUND-FLOOR
350 sq.ft. (32.5 sq.m.) approx.

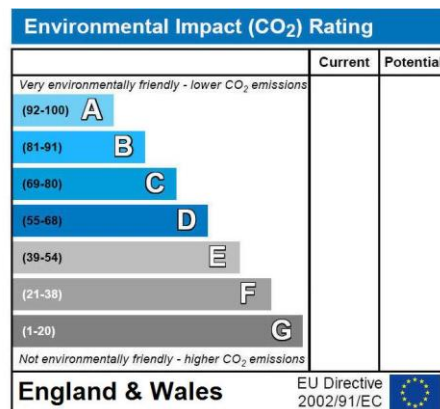
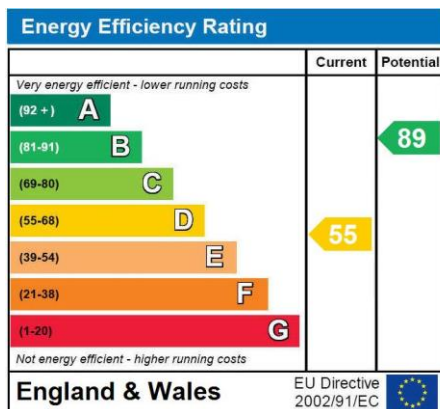
FIRST-FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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