

134 Brighton Road  
Coulsdon  
Surrey  
CR5 2ND  
0208 660 0189

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

## *BOND & SHERWILL*



### *Stoats Nest Road*

This one-bedroom first-floor comes to the market with no onward chain and is perfect for any first time buyer or investor.

Internally, the property is in need of modernisation and features a living room, bathroom, kitchen and bedroom with built-in storage cupboards. Additionally the property includes double-glazing throughout and gas central heating.

Externally, the property boasts a garage en-bloc and good-size communal gardens.

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. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants.

# £220,000

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

## Living Room

The living room includes a four-casement double-glazed window which is partially frosted effect, radiator, ceiling fan and light.



## Kitchen

The Kitchen includes a range of wall and base units with work surface area, part-tiled walls, kitchen sink with drainer, free-standing oven with a four-ring gas hob, concealed extractor hood, space for free-standing fridge/freezer, space for washing machine, radiator, two-casement double-glazed window, wall-mounted vaillant boiler and light.



## Bedroom

The bedroom includes two built-in wardrobes, a four-casement double-glazed window which is partially frosted effect and light.



## Bathroom

The bathroom includes a low-level W.C with dual-flush, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment, part-tiled walls, extractor fan, radiator and light.

## Garage



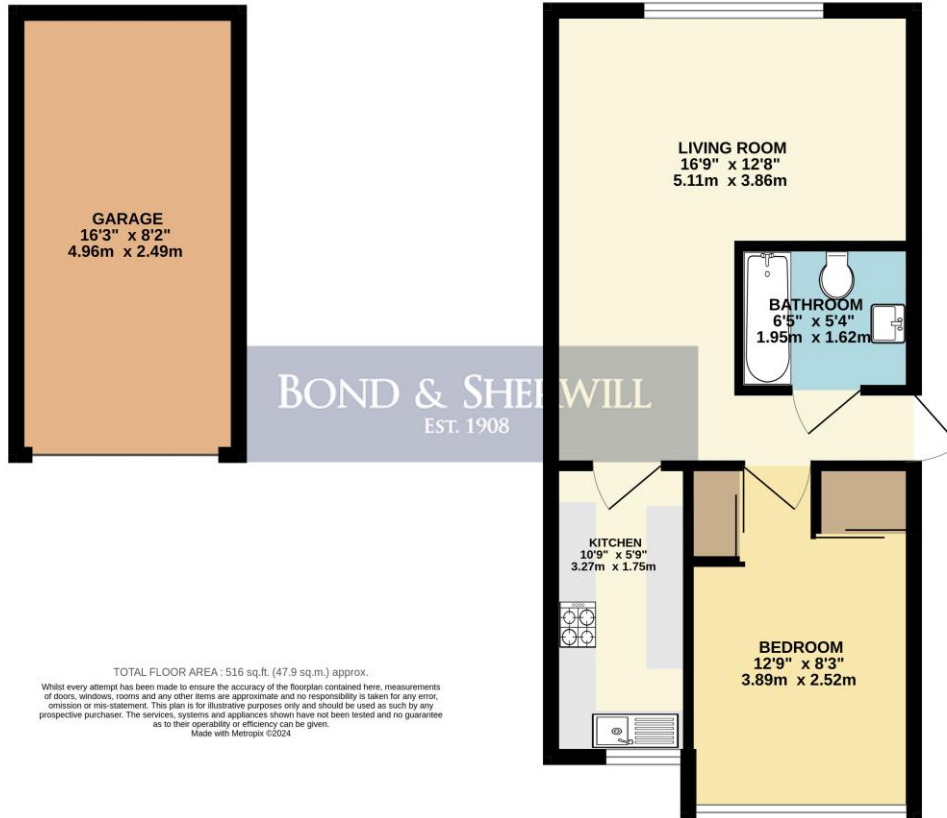
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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

# BOND & SHERWILL

## Stoats Nest Road

GARAGE  
133 sq.ft. (12.3 sq.m.) approx.

FIRST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<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.