

BOND & SHERWILL

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Tollers Lane

Guide-Price: £550,000 - £575,000

Ideally located on one of Old Coulsdon's popular residential road, this three-bedroom semi-detached property comes to the market having been well-maintained by the current owners and is perfect for anyone looking for a family home.

Internally, the ground floor includes a modern lounge with a bay window and a modern kitchen/diner. The first floor boasts two good-size bedrooms, contemporary bathroom and a further bedroom. Additional features include gas central heating and double-glazing throughout.

Externally, the property includes a good-size level rear garden containing multiple outbuildings, off-street parking for multiple vehicles and a garage. The property also has the potential to extend STPP.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available just a short walk away on Coulsdon Road.

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Entrance Hall

The entrance hall includes a single-casement double-glazed window, under stairs storage cupboard, light, smoke alarm and radiator.



Lounge

The lounge includes a features fireplace with a granite hearth and white marble surround, a four-casement double-glazed bay window, light and radiator.



Kitchen

The kitchen includes a range of wall and base units with work surface area, five zone electric induction hob with extractor hood, kitchen sink with mixer tap and drainer, integrated fridge/freezer, integrated dishwasher, space for washing machine, space for tumble dryer, dual-casement double-glazed window, double-glazed sliding doors, down lights and radiator.



Landing

The landing includes a double-glazed opaque window, loft hatch, smoke alarm and light.

Master Bedroom

The master bedroom includes one dual-casement double-glazed window, one double-glazed window, light and radiator.



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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Bedroom Two

Bedroom two includes a triple-casement double-glazed window, light and radiator



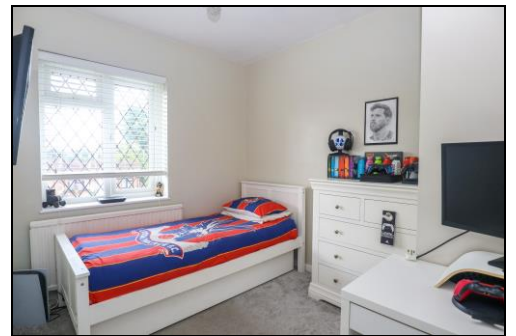
Bedroom Three

Bedroom Three includes a dual-casement double-glazed window, radiator and light.



Bathroom

The bathroom includes a panel-enclosed bath with shower screen and wall-mounted controls, vanity unit wash-hand basin with mixer tap, low-level W.C with dual-flush, chrome towel radiator, fully-tiled walls, dual-casement double-glazed window and down lights.



Rear Garden

The rear garden is mostly laid-to-lawn and features a patio area, multiple brick-built outbuildings, side access, water tap and shed.

Garage

The garage features an up-and-over door.

Front Garden

The front garden is fully paved and features off-street parking for multiple vehicles.



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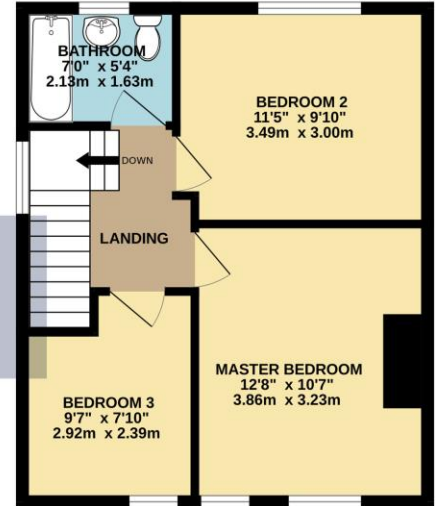
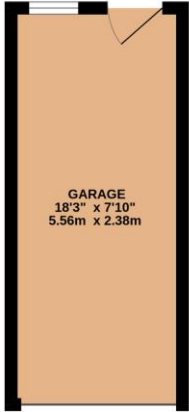
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GARAGE
141 sq ft. (13.1 sq m.) approx.

GROUND FLOOR
417 sq ft. (38.7 sq m.) approx.

1ST FLOOR
406 sq ft. (37.7 sq m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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