



Tollers Lane

Guide-Price: £700,000 - £725,000

Occupying a good-size plot on a popular road in Old Coulsdon this five-bedroom detached property features two annexes and is chain-free.

The interior features an entrance hall, lounge, dining room which is open plan with the kitchen, three good-size bedrooms and bathroom. The first annexe comprises studio, separate kitchen and shower room, while the second annexe benefits from a studio open-plan with kitchen and a separate shower room.

Externally, the property includes a good-size rear garden and off-street parking. 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 on Coulsdon Road. Local bus routes include the 60, 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations.

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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Entrance Hall

The entrance hall includes wooden flooring, radiator, stairs ascending to first-floor, under-stairs cupboard housing gas & electric meters, picture rail and covered ceiling.



Living Room

The living room includes radiator, two casement double-glazed leaded-light effect feature bay window, covered ceiling and ceiling rose.



Dining Area

The dining area is open-plan with the kitchen and includes wooden floor, feature gas fireplace with wood surround & marble-effect hearth, two radiators, two double-glazed single-casement windows, double-glazed glass-panel door to rear garden, covered ceiling & ceiling rose.



Kitchen Area

The kitchen area includes wooden flooring, wall & base level units with work surface area, one & a half bowl sink with mixer tap, double-glazed two casement window, space for fridge-freezer, space for washing machine, space for dishwasher, four-ring electric hob with stainless-steel extractor hood, oven, down-lights and covered ceiling.

Landing

The landing includes double-glazed two casement frosted-effect window, picture rail, smoke alarm, covered ceiling and loft hatch.



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Bedroom One

Bedroom one includes double-glazed four casement window, radiator, cupboard, picture rail and coved ceiling.



Bedroom Two

Bedroom two includes double-glazed leaded-light effect window.

Bedroom Three

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



Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, shower enclosure with wall-fixed controls & shower head, chrome heated towel rail, tiled floor, partially tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin, double-glazed single-casement frosted-effect window and down-lights.



W.C

The W.C includes low-level W.C with dual-flush, dado rail and double-glazed single-casement window.

Annexe One Kitchen Area

The kitchen area is triple-aspect and includes wall & base level units with work surface area, space for fridge, space for washing machine, space for free-standing four-ring cooker, sink with drainer, double-glazed single-casement window, partially-tiled walls, extractor hood and smoke alarm.



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Annexe One Studio

The studio is dual-aspect and includes double-glazed three-casement window, double-glazed single-casement window and coved ceiling.



Annexe Two Shower Room

The shower room includes shower enclosure, partially-tiled walls, tiled floor, low-level W.C and wash-hand basin.

Annexe Two Kitchen Area

The kitchen area includes wall & base level units with work surface area, sink with drainer, space for washing machine, space for fridge-freezer, wooden flooring, down-lights and skylight.



Annexe Two Studio Area

The studio is open-plan with the kitchen and includes wooden flooring, window and down-lights.

Front Garden

The front garden is partially laid to lawn and includes off-street parking.



Rear Garden

The rear garden is mostly laid to lawn with a paved area. Features include side access and a range of plants, shrubs & hedges.



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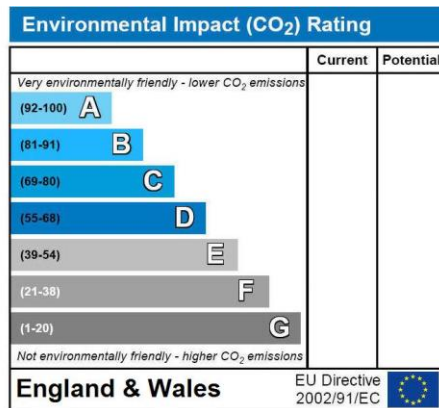
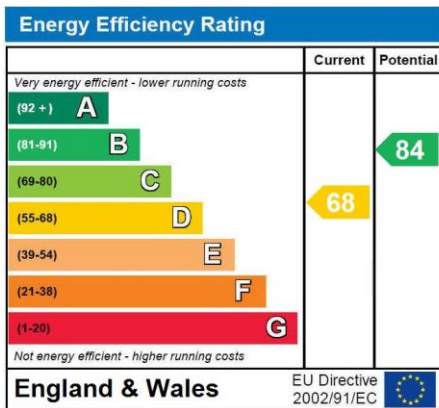
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TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.

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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