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BOND & SHERWILL



Reddown Road

Located on one of Coulsdon's finest roads this three-bedroom, detached chalet bungalow built circa 1924 comes to the market having been well-kept by its current owners with a modern interior.

The ground-floor features a welcoming entrance hall, dual-aspect lounge/diner with log burner, two bedrooms, contemporary shower room, kitchen, timber-framed conservatory and utility room. The first-floor includes a master bedroom with en-suite and a walk in wardrobe in addition to an impressive amount of storage into eaves.

The beautifully-kept rear garden has a wonderful, secluded feel to it while additional features include a carriage driveway and garage.

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.

OIEO £750,000

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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Entrance Hall

The entrance hall includes tiled floor, two windows, radiator, under-stairs cupboard and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is dual-aspect and includes double-glazed two-casement bow window, two radiators, double-glazed sliding door to rear garden, two windows, wooden flooring, log burner and coved ceiling.



Bedroom Three

Bedroom three is currently used as an office and includes double-glazed two-casement window, fitted wardrobe, radiator and ceiling rose.



Shower Room

The shower room includes chrome heated towel rail, tiled walls, tiled floor, shower enclosure with wall-fixed controls & shower hose, double-glazed single-casement frosted-effect window, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern, down-lights and extractor fan.



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Bedroom Two

Bedroom two includes three fitted wardrobes, double-glazed four-casement window with shutters and radiator.



Kitchen

The kitchen includes wall & base level units with American walnut work surface areas, tiled floor, sink with stainless-steel mixer tap,, oven, space for dishwasher, space for fridge-freezer, four-ring induction hob with concealed extractor fan, under-cabinet lighting, radiator, double-glazed single-casement window, bi-fold doors leading to conservatory and down-lights.



Conservatory

The timber-framed conservatory includes double-glazed windows, radiator, double-glazed door to side of property and double-glazed double doors to rear garden.



Utility Room

The utility room is dual-aspect and includes wall-mounted Worcester boiler, wall & base level units with work surface area, space for washing machine, space for tumble dryer, space for fridge, space for freezer and two double-glazed single-casement windows.

Landing



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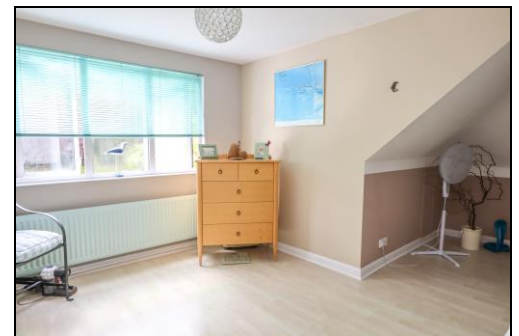
Master Bedroom

The master bedroom includes double-glazed two casement window and radiator.



En-Suite

The en-suite includes shower enclosure with shower hose, tiled walls, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, radiator, double-glazed single-casement window, low-level W.C with concealed cistern and extractor fan.



Walk in Wardrobe

Eaves Storage

Rear Garden

The rear garden is mostly laid to lawn with a patio area. Features include side access to both sides of the property, water tap, shed, water butt and a range of plants, trees, hedges and shrubs.



Garage

Front Garden

The front garden is partially laid to lawn and includes a carriage driveway and a range of trees, plants & shrubs.



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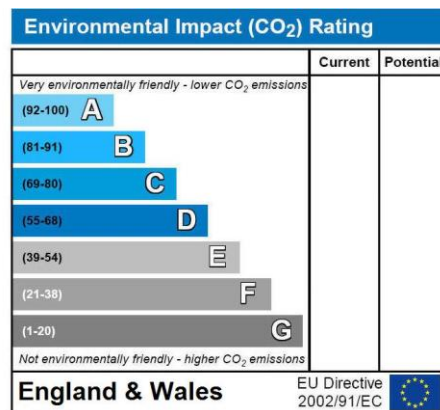
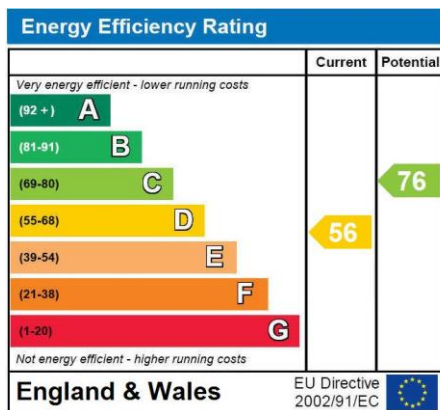
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TOTAL FLOOR AREA: 1337sq.ft. (124.2 sq.m.) approx.

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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