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## *BOND & SHERWILL*



### *Chipstead Valley Road*

Located within good proximity of Coulsdon Town Centre this three-bedroom, end of terrace property comes to the market chain-free and perfect for anyone who wants to put their own stamp on their new home.

The interior includes lounge, dining room, kitchen, bathroom, three bedrooms and gas central heating, while additional features include a good-size rear garden over 90ft long with side & rear access, off-street parking and potential to extend subject to planning permission.

Coulsdon South, Coulsdon Town & Woodmansterne 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. Local green spaces include the stunning Farthing Downs and Rickman Hill Recreation Ground in addition to beautiful Surrey Countryside.

**£425,000 - £450,000**

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**



### **Hallway**

The hallway includes radiator and smoke alarm.

### **Lounge**



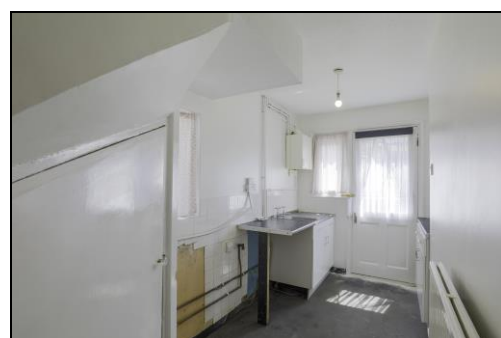
### **Dining Room**

The dining room includes radiator and double-glazed two-casement window.



### **Kitchen**

The kitchen is dual-aspect and includes double-glazed window, wall & base level units with work surface area, under-stairs cupboard housing gas & electric meters, wall-mounted boiler, sink with drainer, space for fridge-freezer, glass-panel door to rear garden, radiator, single-casement double-glazed window, space for washing machine and partially-tiled walls.



### **Landing**

The landing includes double-glazed window and loft hatch.

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### **Bedroom One**

Bedroom one includes double-glazed three-casement window, radiator, picture rail and cupboard housing hot water tank.



### **Bedroom Two**

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

### **Bedroom Three**

Bedroom three includes double-glazed single-casement window, radiator and picture rail.



### **Bathroom**

The bathroom includes double-glazed single-casement opaque window, panel-enclosed bath, partially-tiled walls, radiator, wash-hand basin and low-level W.C with dual-flush.



### **Rear Garden**

The rear garden is partially laid to lawn with a patio area and includes an outbuilding, side-access, rear access and off-street parking.

### **Front Garden**

The front garden is partially laid to lawn.



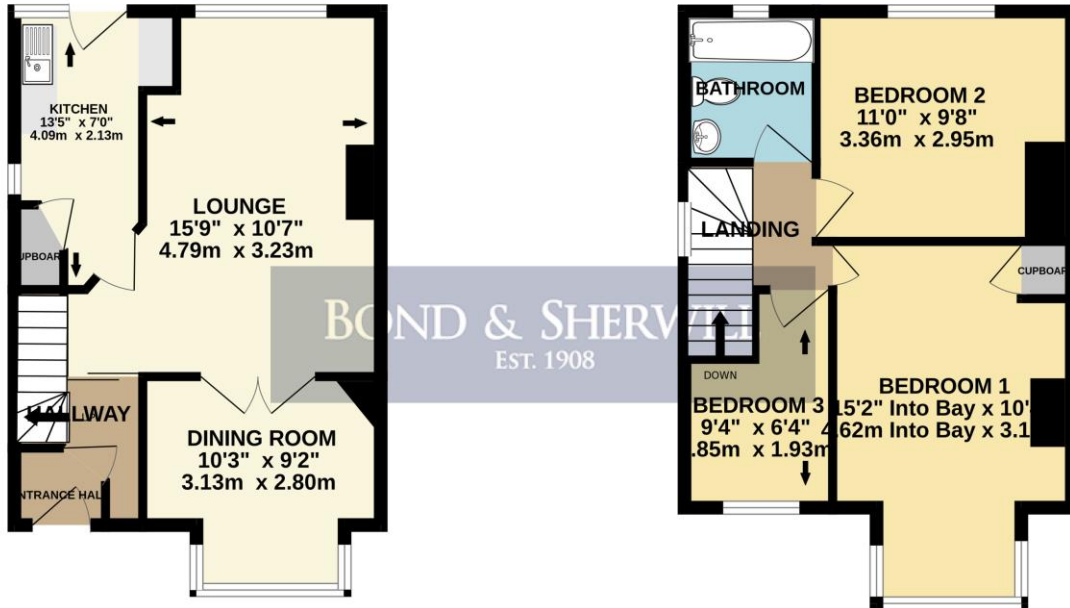
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GROUND-FLOOR  
361 sq.ft. (33.6 sq.m.) approx.

FIRST-FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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 |                         | 89        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 60                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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 |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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