

134 Brighton Road

Coulsdon

Surrey

CR5 2ND

0208 660 0189

www.bond-sherwill.com

sales@bond-sherwill.com

BOND & SHERWILL



Brighton Road

Perfect for anyone who wants a property they can modernise this three-bedroom, semi-detached property is situated within ideal proximity to Coulsdon Town Centre and benefits from a gated entrance and charming mock Tudor design.

The interior features three good-size bedrooms, bathroom with shower enclosure, 27ft long kitchen/diner with access out to rear garden, kitchen and gas central heating. Additional features include a good-size rear garden with potential to extend subject to planning permission, garage and off-street parking for multiple cars.

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. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

£ 550,000

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

Brighton Road

Entrance Hall

The entrance hall includes double-glazed single-casement opaque window, radiator, smoke alarm, under-stairs cupboard housing combination boiler and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is dual-aspect and includes double-glazed sliding door to rear garden, dado rail, two radiators, double-glazed four-casement window, marble-effect hearth with wood surround and coved ceiling.



Kitchen

The kitchen includes tiled floor, wall & base level units with work surface area, space for free-standing fridge-freezer, space for tumble dryer, space for washing machine, double-glazed single-casement window, double-glazed glass-panel door to rear garden, stainless-steel sink with drainer, four-ring electric hob, oven, concealed extractor hood and down-lights.



Landing

The landing includes double-glazed single-casement opaque window, radiator and loft hatch.

Bathroom

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



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

Brighton Road

Bedroom Two

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



Master Bedroom

The master bedroom includes fitted wardrobes, double-glazed four-casement window and radiator.

Bedroom Three

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



Garage

The garage includes an up & over door, lighting, power, door to rear garden and single-glazed window.



Rear Garden

The mature rear garden is mostly laid to lawn with a patio area and includes side access, water tap and a range of plants & shrubs.

Front of Property

The front of the property includes a gated entrance and off-street parking for multiple cars.



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

Brighton Road



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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.
Made with Metropix ©2024

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			
		61	83
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	

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.