

## *BOND & SHERWILL*

[www.bond-sherwill.com](http://www.bond-sherwill.com)  
sales@bond-sherwill.com



### *Stoats Nest Road*

Guide-Price: £350,000 - £375,000

Located within good proximity to Coulsdon Town Center this chain-free two-bedroom semi-detached property is in need of modernisation and perfect for anyone who wants a home they can put their own stamp on.

The interior features a lounge, good-size kitchen, two bedrooms and bathroom. Additional features include own rear garden with south-west facing aspect and potential to extend subject to planning permission.

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. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

# BOND & SHERWILL

## Kitchen

The kitchen is dual-aspect and includes wall & base level units with work surface area, window, four-ring electric hob, oven, extractor hood, sink with drainer, two-casement window and cupboard.



## Lounge

The lounge is dual-aspect and includes electric heater, two single-casement windows and feature bay window.

## Landing

The landing includes window and electric heater.



## Bathroom

The bathroom includes tiled walls, chrome towel rail, panel-enclosed bath with wall-fixed controls & shower hose attachment, vanity unit incorporating wash-hand basin & mixer tap and single-casement opaque window.



## Bedroom One

Bedroom one includes two-casement window, electric heater and loft hatch.

## Bedroom Two

Bedroom two is dual-aspect and includes two single-casement windows, electric heater and cupboard.

## Garden

The garden is partially laid to lawn and includes a decked area.

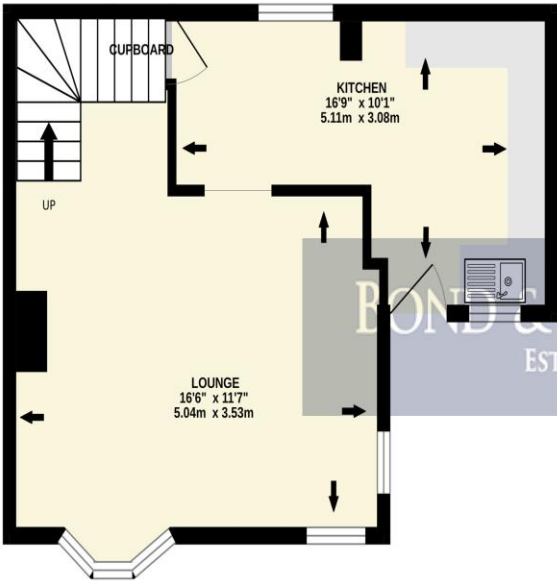


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

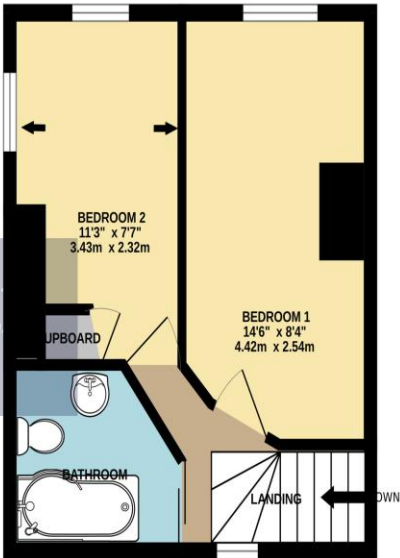
# BOND & SHERWILL

## Stoats Nest Road

GROUND-FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



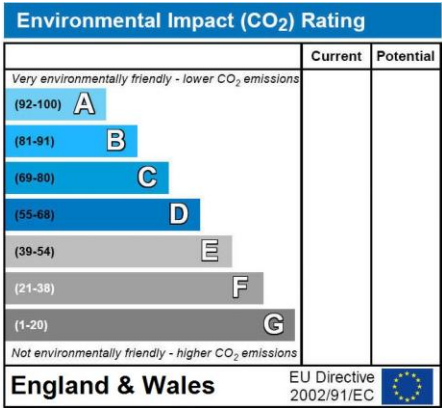
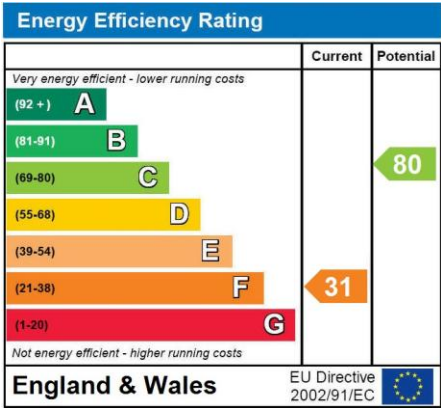
FIRST-FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 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 ©2025

### Energy Performance Certificate



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.