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BOND & SHERWILL



Rickman Hill

Guide-Price: £500,000 - £525,000

Ideally situated within good proximity both to Chipstead village & Woodmansterne Railway Station this three-bedroom, semi-detached property is chain-free and perfect for anyone who wants a property they can put their own stamp on.

The interior includes three bedrooms, lounge, dining room, kitchen, bathroom, separate W.C and gas central heating. Additional features include a garage, off-street parking, good-size front & rear gardens and potential to extend subject to planning permission.

Coulsdon South, Woodmansterne & 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, Rickman Hill Recreational Ground & Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

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 radiator, stained-glass window, stairs ascending to first-floor, under-stairs cupboard housing gas & electric meters, picture rail and double-glazed glass-panel door leading to side of property.



Lounge

The lounge includes radiator, double-glazed two-casement window and gas fireplace with brick surround & tiled hearth.



Dining Room

The dining room includes double-glazed four-casement window, radiator, tiled hearth & surround, picture rail and glass-panel double-glazed double doors leading to rear garden.



Kitchen

The kitchen includes wall-mounted Worcester boiler, sink with double drainer, double-glazed three-casement window, space for fridge-freezer, space for free-standing gas cooker, base level units, space for washing machine, radiator and partially-tiled walls.

Landing

Double-glazed four-casement stained-glass effect window, cupboard, picture rail and loft hatch.

Bedroom Three

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



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Bedroom One

Bedroom one includes double-glazed four-casement window, radiator and cupboard.



Bedroom Two

Bedroom two includes double-glazed four-casement bay window, picture rail, radiator and cupboard.



W.C

The W.C includes double-glazed opaque single-casement window and extractor fan.

Bathroom

The bathroom includes double-glazed opaque two-casement window, cupboard, partially-tiled walls, panel-enclosed bath with shower hose attachment, radiator and pedestal wash-hand basin.



Rear Garden

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

Front Garden

The front garden is partially laid to lawn with steps ascending to the front door and includes a garage, off-street parking and a range of plants & shrubs.

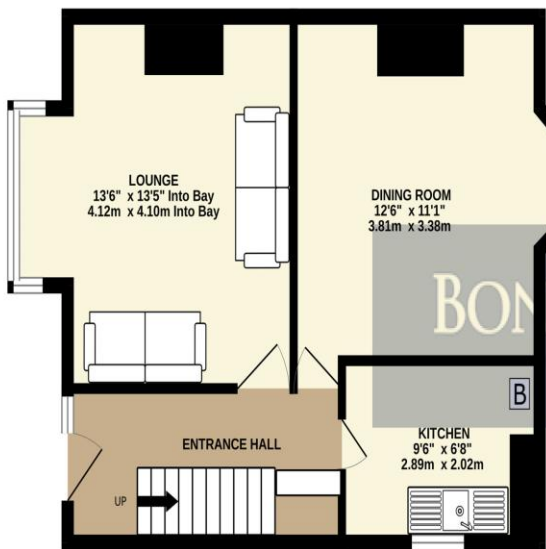


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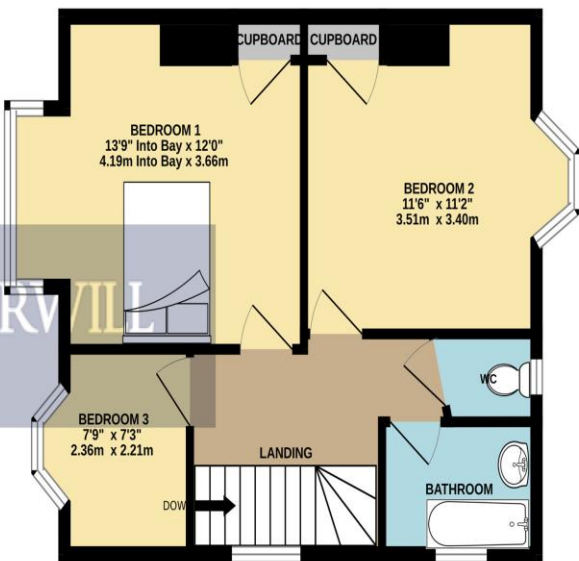
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GROUND-FLOOR
437 sq.ft. (40.6 sq.m.) approx.



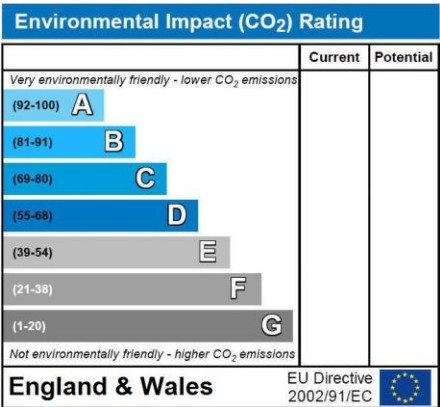
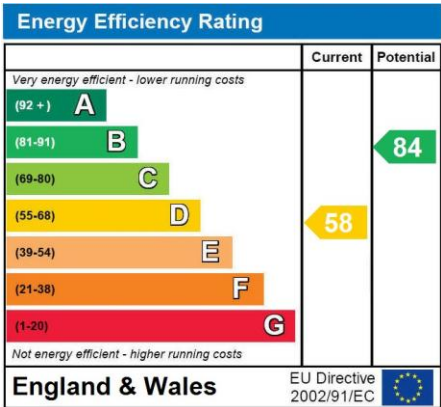
FIRST-FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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.
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Energy Performance Certificate



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