



Station Approach | Coulsdon North | Coulsdon | CR5 2NR

Guide Price £350,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £350,000 - £375,000

Nestled on a popular road within ideal proximity to Coulsdon Town Centre this chain-free, three-bedroom, terraced property includes its own rear garden and is in need of modernisation.

The interior features a 24 ft long reception room, separate entrance hall, kitchen, shower room and three good-size bedrooms.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 widely 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.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon and the surrounding area also include a range of highly-rated schools including Woodmansterne Primary School, Smitham, Woodcote Primary School, Wallington High School for Girls and Woodcote High School.



Entrance Hall

The entrance hall includes double glazed glass panel front door, stairs ascending to first floor landing and door leading into

Lounge/Dining Room

Double-glazed window dual aspect, chimney breast, two radiators and under-stairs cupboard.



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Kitchen

The kitchen is equipped with wall and base units and work surfaces, including a stainless steel sink with drainer. Partially tiled splash backs are in place, along with space for a freestanding oven, fridge/freezer, and a plumbed area for a washing machine. The double-glazed opaque window allows natural light in. The kitchen would benefit from modernisation to update its fixtures and finishes.

Passageway

The passageway includes a double-glazed rear door with glass panels, providing access to the garden and allowing natural light into the space

Shower Room

The shower room is fitted with a low-level W.C., pedestal wash hand basin, and shower tray. The walls are fully tiled, and there's a double-glazed opaque window providing natural light and privacy. The space would benefit from modernisation.

Landing

The landing includes loft access hatch, spindle banister and storage cupboard.

Master Bedroom

The master bedroom includes double glazed window, feature fireplace, radiator and storage cupboard.

Bedroom 2

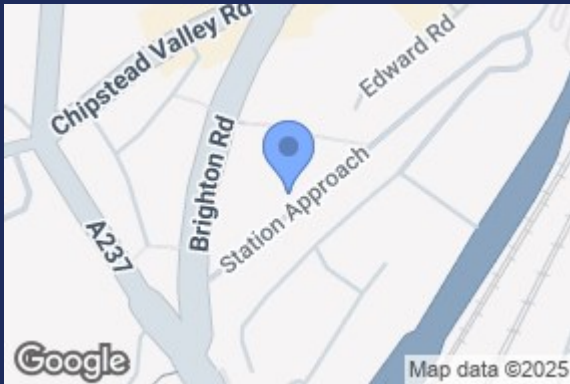
Bedroom two includes double glazed window, feature fireplace, radiator and storage cupboard.

Bedroom 3

Bedroom three includes double glazed window, feature fireplace, radiator and storage cupboard.

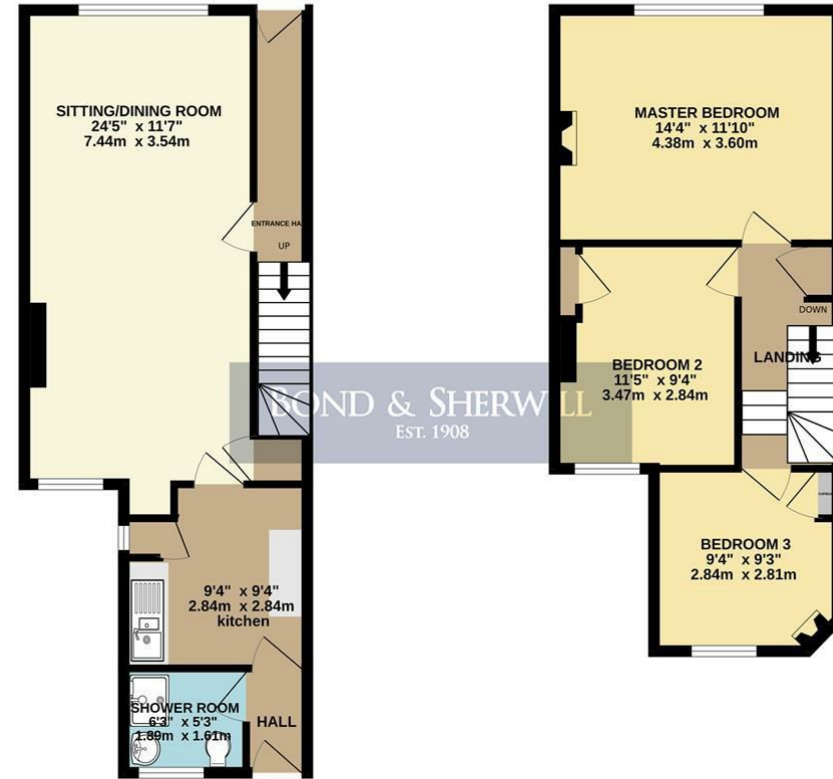
Garden

The rear garden benefits from a gated rear access, a patio area ideal for outdoor seating, and is mostly laid to lawn with shrub borders.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

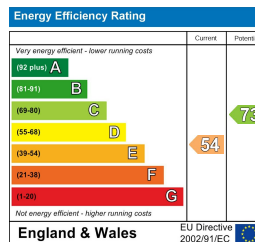
1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 is given as to their operability or efficiency can be given.

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