



Winifred Road | | Coulsdon | CR5 3JE

Asking Price £535,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 3JE

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Guide-Price: £550,000 - £575,000

Located on a popular road in Coulsdon this extended, three-bedroom, semi-detached property comes to the market with a contemporary open-plan kitchen/diner with skylight and bi-fold doors.

The ground-floor also features a lounge, family room, shower room and study. The first-floor includes three good-size bedrooms and a bathroom.

Additional features include off-street parking and own rear garden.

Woodmansterne, 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.

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 also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.

We have been informed of the following by the vendor:
Council Tax Band: Band E



Porch

Entrance Hall

The entrance hall includes radiator, under-stairs cupboard housing gas & electric meters and stairs ascending first-floor.

Lounge

The lounge includes feature log burner with granite hearth & brick surround, radiator, double-glazed feature bay window and coved ceiling.

Family Room

The family room includes double-glazed single-casement window and a radiator.



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Kitchen Area

The kitchen area is open-plan with the dining area and includes wall & base level units, work surface area, sink with drainer, four-ring gas hob with concealed extractor hood, oven, partially-tiled walls, double-glazed single-casement window, tiled floor, cupboard housing free-standing fridge-freezer and additional cupboard.

Dining Area

The dining area is dual-aspect and includes wooden flooring, double-glazed bi-fold doors leading to rear garden, cupboard housing tumble dryer, wall radiator, down-lights and skylight.

Shower Room

The shower room includes shower enclosure with shower hose attachment & wall controls, partially-tiled walls, wooden flooring, chrome towel rail, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, down-lights and skylight.

Study

The study includes wooden flooring, glass-panel double-glazed door leading to front of property, double-glazed single-casement window, radiator and down-lights.

Landing

The landing includes double-glazed single-casement window, cupboard, loft hatch and smoke alarm.

Bedroom One

Bedroom one includes fitted wardrobe, radiator and double-glazed single-casement window.

Bedroom Two

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

Bedroom Three

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

Bathroom

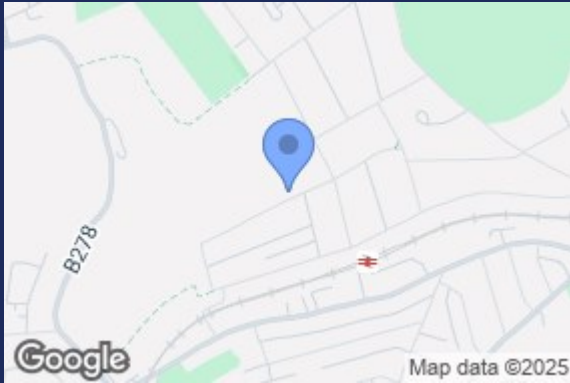
The bathroom includes panel-enclosed bath with shower hose attachment, partially-tiled walls, double-glazed single-casement opaque window, pedestal wash-hand basin, low-level W.C with dual-flush and extractor fan.

Rear Garden

The rear garden comprises three tiers including one tier which features a patio area and another tier which is mostly laid to lawn. Features include a shed, a greenhouse and a range of plants & shrubs.

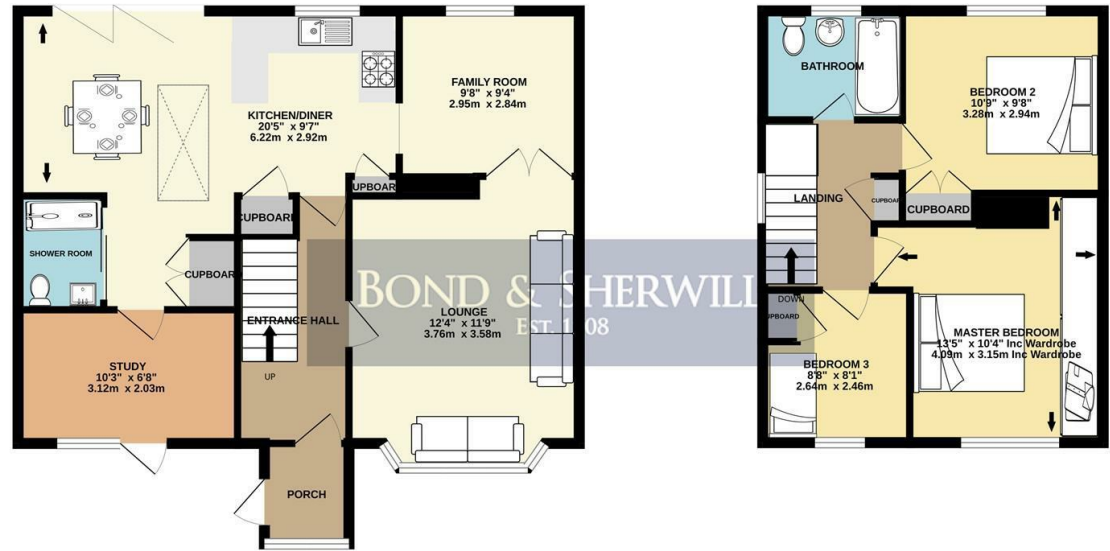
Front of Property

The front of the property is partially laid to lawn and a driveway with off-street parking.



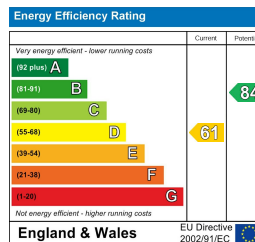
GROUND-FLOOR
727 sq.ft. (67.5 sq.m.) approx.

FIRST-FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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