



Sandown Road | | Coulsdon | CR5 3HR

Guide Price £400,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £400,000 - £425,000

Located within ideal proximity to popular local schools this three-bedroom, semi-detached property is chain-free and offers the perfect opportunity for anyone who wants a home they can modernise to their own taste.

The interior includes entrance hall, kitchen, good-size lounge/diner, three bedrooms, bathroom and double-glazing.

Additional benefits include own rear garden and a garage.

Coulsdon South, Coulsdon Town & Woodmansterne 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.

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.



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Kitchen

The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer, partially-tiled walls, double-glazed glass-panel door to rear garden, space for free-standing cooker with concealed extractor hood, space for free-standing fridge, space for washing machine and cupboard housing hot water tank.

Landing

The landing includes double-glazed two-casement frosted-effect window.

Bedroom One

Bedroom one includes double-glazed three-casement window.

Bedroom Two

Bedroom two includes double-glazed three-casement window and cupboard.

Bedroom Three

Bedroom three includes double-glazed two-casement window.

Bathroom

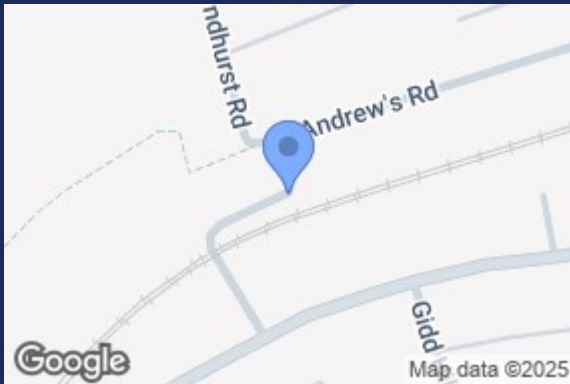
The bathroom includes low-level W.C with dual-flush, pedestal wash-hand basin, double-glazed two-casement frosted-effect window, panel-enclosed bath and partially-tiled walls.

Front Garden

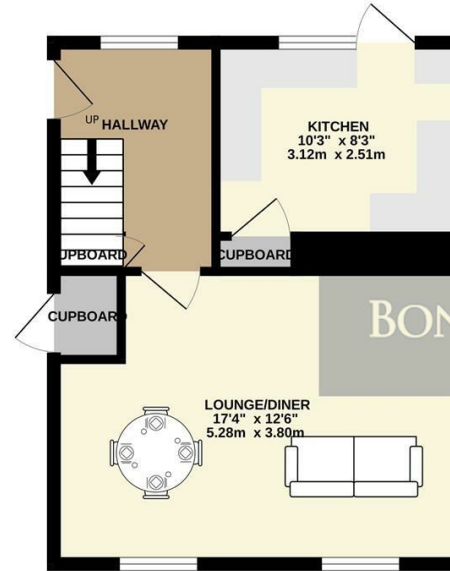
The front of the property is mostly laid to lawn. Additional features include an external storage cupboard to the side of the property.

Rear Garden

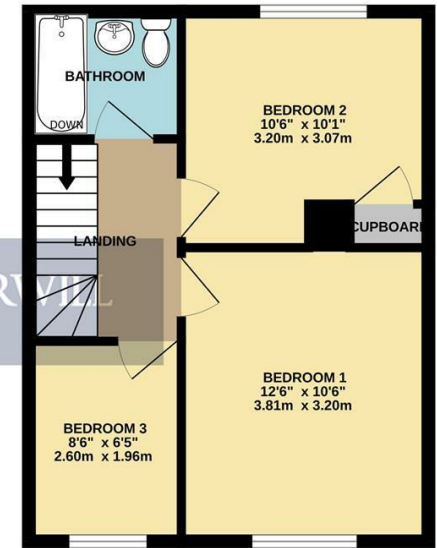
The tiered rear garden includes steps leading up to a partially laid to lawn area. Features include side access, rear access, water butt, shed and garage.



GROUND-FLOOR
375 sq.ft. (34.9 sq.m.) approx.

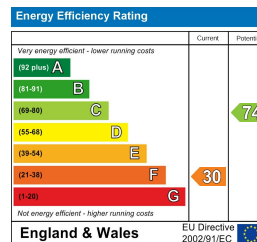


FIRST-FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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.
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