



Tennison Close | | Coulsdon | CR5 1EQ

Asking Price £450,000

BOND & SHERWILL
EST. 1908

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Located on a cul-de-sac within the popular village of Old Coulsdon this two-bedroom chalet bungalow is chain-free and perfect for anyone looking for a home they can put their own stamp on.

The interior is in need of modernisation and includes a lounge/diner approximately 23 ft long, two good-size bedrooms, bathroom, separate W.C, dual-aspect kitchen and double-glazing.

Additional features include a garage, own rear garden and a driveway with off-street parking for multiple vehicles.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available on Coulsdon Road.

Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.



Entrance Hall

The entrance hall includes radiator, down-lights and stairs ascending to first-floor.

Bedroom One

Bedroom one includes double-glazed four-casement window, fitted wardrobe, radiator and coved ceiling.

Bathroom

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

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W.C

The W.C includes tiled floor, radiator, low-level W.C, double-glazed opaque single-casement window and wash-hand basin.

Lounge/Diner

The lounge/diner includes double-glazed window, two radiators, double-glazed three-casement window, glass-panel double-glazed double doors leading to conservatory and coved ceiling.

Conservatory

The conservatory includes tiled floor, double-glazed windows and glass-panel double-glazed double-doors leading to rear garden.

Kitchen

The kitchen is dual-aspect and includes tiled floor, partially-tiled walls, door leading to side of property, wall & base level units with work surface area, sink with drainer, radiator, double-glazed window, double-glazed two-casement window, oven, four-ring electric hob with extractor hood and garage access device.

Bedroom Two

Bedroom two includes double-glazed three-casement window, radiator and storage into eaves.

Garage

The garage includes up & over door and door leading to rear garden.

Rear Garden

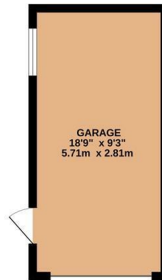
The rear garden is mostly laid to lawn and includes a range of plants & shrubs.

Front Garden

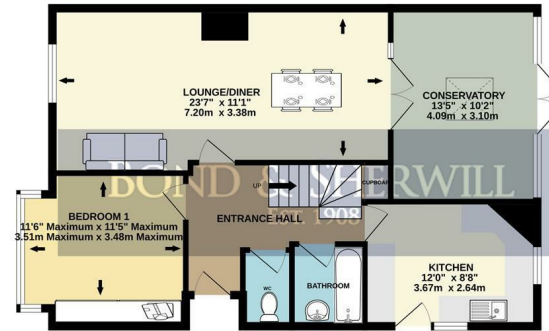
The front garden is partially laid to lawn and includes a driveway with off-street parking for multiple vehicles.



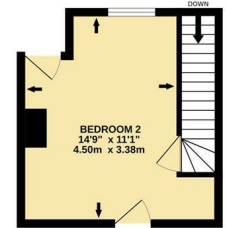
GARAGE
172 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
170 sq.ft. (15.7 sq.m.) approx.

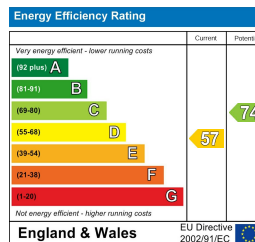


FIRST FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 941sq.ft. (87.4 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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