



Wallace Square | | Coulsdon | CR5 1RS

Guide Price £350,000

BOND & SHERWILL
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Guide-Price: £350,000 - £375,000

Located within ideal proximity to the center of Netherne this chain-free, ground-floor, two-bedroom maisonette includes its own good-size rear garden and allocated parking.

The interior includes two good-size bedrooms with fitted wardrobes, en-suite, lounge with door leading out to rear garden, dual-aspect kitchen and bathroom.

The rear garden is approximately 38 ft wide with side access and is the perfect place to entertain guests.

A natural haven for wildlife, Netherne-on-the-Hill is surrounded by 184 acres of countryside and woodland with footpaths through the hills. Community facilities include a gym for residents with changing facilities, swimming pool & sauna, cricket green, tennis courts, village hall, village shop and pavilion.

The M25/M23 Interchange at Hooley is a short drive away while Coulsdon South can be used to access London Bridge and London Victoria. Gatwick Airport is approximately 12 miles from Netherne. Local bus services include Surrey Connect.

Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham and Woodcote Primary School.



Hallway

The hallway includes solid teak flooring, radiator, cupboard housing Megaflow hot water cylinder, coved ceiling and two ceiling roses.

Bedroom Two

Bedroom two includes fitted wardrobe, double-glazed sash window, radiator and coved ceiling.

Bedroom One

Bedroom one includes fitted wardrobe, double-glazed sash window, radiator, down-light and coved ceiling.

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En-Suite

The en-suite includes tiled floor, pedestal wash-hand basin, shower enclosure with hose attachment & fixed wall controls, low-level W.C, partially-tiled walls, double-glazed sash window, radiator, down-lights, extractor fan & coved ceiling.

Bathroom

The bathroom includes tiled floor, panel-enclosed bath with shower hose attachment, radiator, low-level W.C, pedestal wash-hand basin, partially-tiled walls, down-lights, extractor fan and coved ceiling.

Lounge

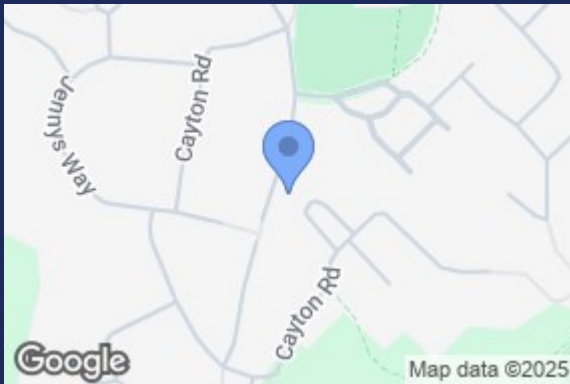
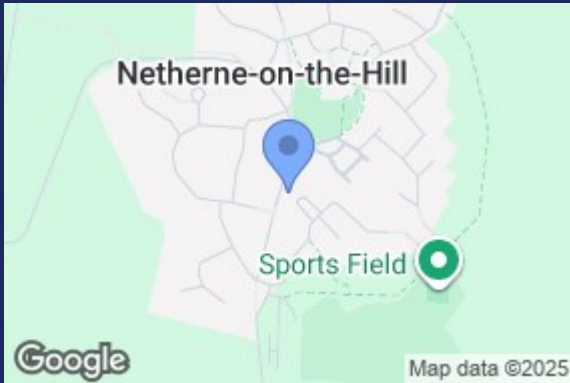
The lounge includes feature gas fireplace with stone-effect hearth & surround, two radiators, two double-glazed sash windows, double-glazed glass-panel door leading to rear garden, coved ceiling & ceiling rose.

Kitchen

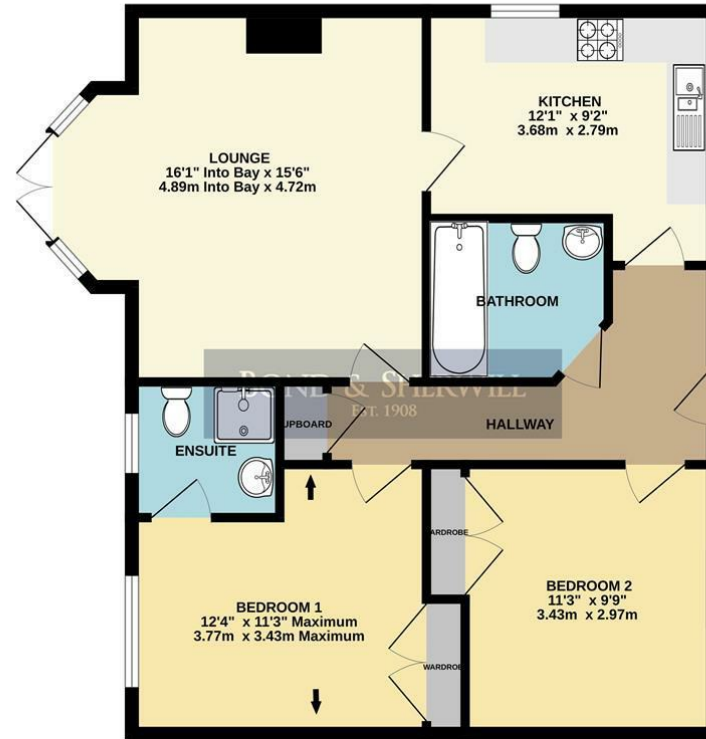
The kitchen is dual-aspect and includes tiled floor, wall & base level units with work surface area, one & a half bowl sink with drainer & stainless-steel mixer tap, space for washing machine, space for fridge-freezer, two double-glazed sash windows, four-ring gas hob with concealed extractor hood, oven, radiator, partially-tiled walls, concealed Worcester boiler, smoke alarm, down-lights and coved ceiling.

Rear Garden

The rear garden is mostly laid to lawn with a decked area at the rear. Features include side access, water tap, shed and a range of plants & shrubs.



GROUND-FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq ft (70.7 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 to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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