



Bowen Way | | Coulsdon | CR5 1SB

Guide Price £700,000

**BOND & SHERWILL**  
EST. 1908

# Bowen Way | Coulsdon | CR5 1SB Guide Price £700,000

Guide-Price: £700,000 - £725,000

Occupying a corner plot on a desirable road within the popular village of Netherne-on-the-Hill this extended, four-bedroom, link-detached property is an essential view.

The ground-floor features an entrance hall, a triple-aspect lounge/diner, separate lounge, W.C and an integral garage. The first-floor includes three good-size bedrooms, en-suite and family bathroom.

The second-floor benefits from a dual-aspect master bedroom with fitted wardrobes, eaves storage and en-suite.

Additional features include off street parking and a rear garden with side-access.

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. Additionally, Surrey Connect can be used for bus services.

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

We have been informed by the vendor that there are service charges of £1501.80 per annum & a 1% exit fee when selling.

## Hallway

The hallway includes wooden flooring, radiator, stairs ascending to first-floor and coved ceiling.

## Lounge

The lounge includes wooden flooring, radiator, double-glazed three-easement feature bay window & coved ceiling.

## W.C

The W.C includes wooden flooring, low-level W.C with dual-flush, chrome towel rail, wash-hand basin and extractor fan.

## Kitchen/Diner

The triple-aspect kitchen/diner includes wooden flooring, wall & base level units with work surface area, sink with drainer & spray mixer tap, five-ring gas hob with stainless-steel extractor hood, oven, space for free-standing fridge/freezer, space for dishwasher, space for washing machine, cupboard housing Vailant boiler, cupboard, dining area, two double-glazed windows, double-glazed glass-panel Dutch-style door to side of property, Glass-panel Double-glazed double-doors leading to rear garden, door leading to integral garage, skylight & down-lights.



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## Garage

The integral garage includes an up & over door.

## First-Floor Landing

The landing includes double-glazed window, radiator, cupboard housing hot water cylinder, stairs ascending to second-floor and smoke alarm.

## Bathroom

The bathroom includes tiled floor, partially-tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment, chrome towel rail, double-glazed single-casement frosted-effect window, extractor fan and down-lights.

## Bedroom Three

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

## Bedroom Two

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

## Bedroom Two En-Suite

The en-suite includes tiled floor, partially-tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin, radiator, shower-enclosure with wall-fixed controls and down-lights.

## Bedroom Four

Bedroom four includes double-glazed single-casement window, radiator and coved ceiling.

## Second-Floor Landing

The dual-aspect second-floor landing includes double-glazed single-casement window, velux window, radiator, storage into eaves and smoke alarm.

## Master Bedroom

The dual-aspect master bedroom includes double-glazed single-casement window, velux window, two fitted wardrobes, radiator and storage into eaves.

## Master Bedroom En-Suite

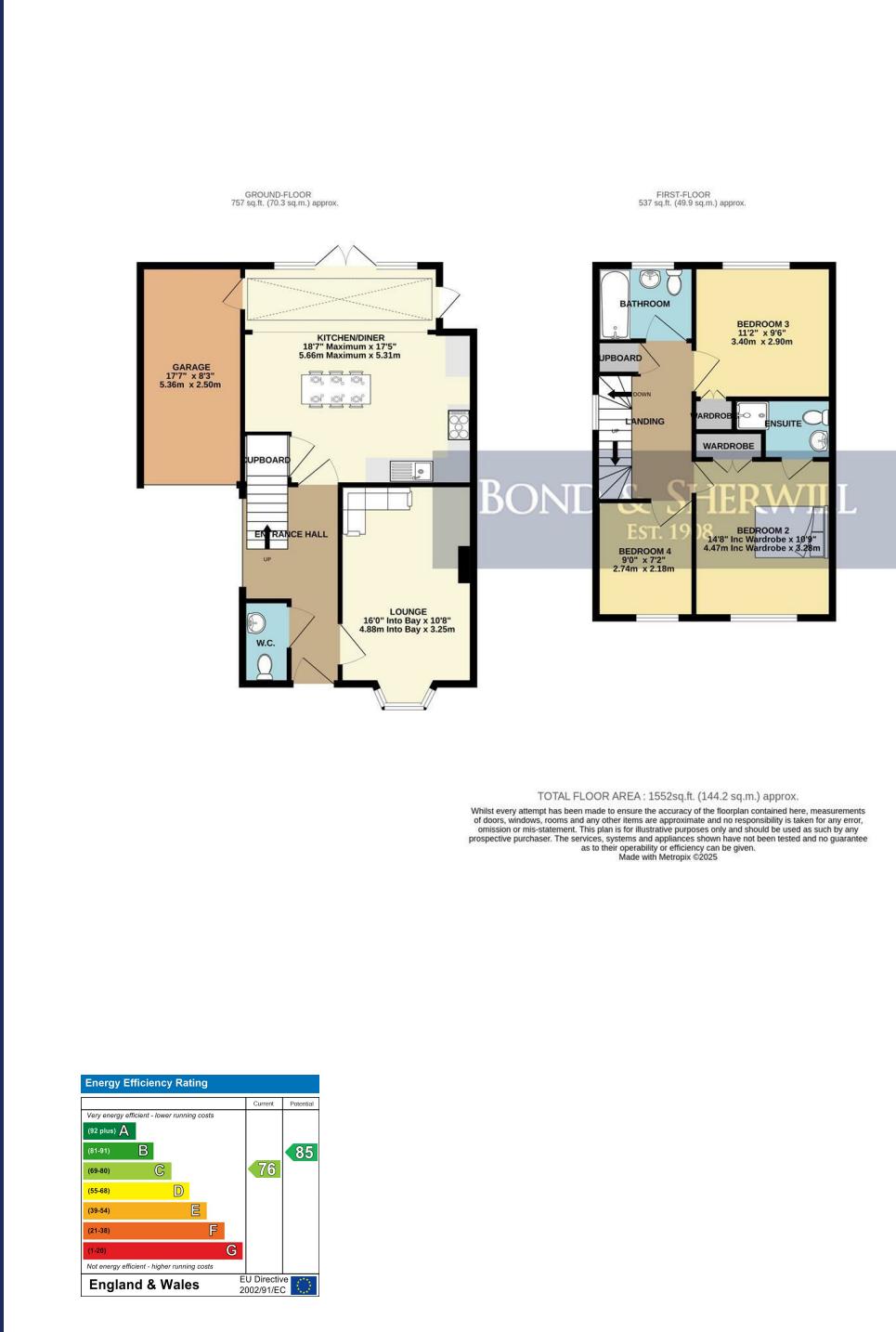
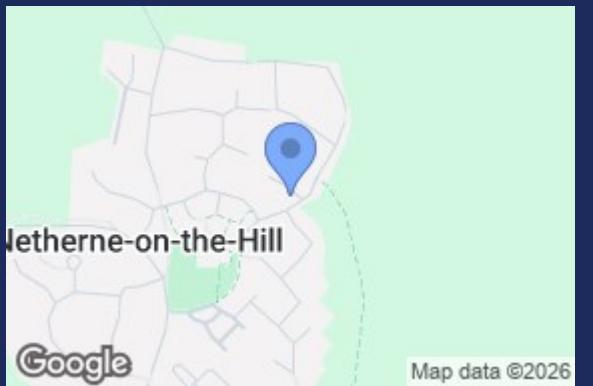
The en-suite includes velux window, tiled floor, pedestal wash-hand basin, low-level W.C, radiator, shower enclosure with wall-fixed controls, extractor fan and down-lights.

## Rear Garden

The rear garden is partially-paved and partially laid to astro turf. Features include side access and a range of plants, trees & shrubs.

## Front of Property

The front of the property includes off-street parking.



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