



Gawton Crescent | | Coulsdon | CR5 1PN

Guide Price £350,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 1PN
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Guide-Price: £350,000 - £375,000

Occupying a much-sought-after and rarely-available position on one of Netherne's most popular roads, this beautiful three-bedroom, split-level, first-floor maisonette is a must-view for anyone who wants to enjoy their surroundings.

The interior benefits from a stunning, contemporary design. The first-floor includes two good-size bedrooms, open-plan lounge/kitchen and bathroom. The second-floor benefits from an impressive master bedroom with velux windows and a study.

Allocated parking is also included.

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.

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

We have been informed of the following by the vendor:

Lease Length: 105 years remaining

Management company service charges for 2025: £1505.86

Service charge review period: Yearly

Estate service charges: £420.08 per quarter

Ground rent per Annum: £200

Council Tax: Band D



Entrance

The entrance includes stairs ascending to first-floor.

Lounge/Diner

The lounge/diner is open-plan with the kitchen and includes wooden flooring, radiator, four double-glazed sash windows, dining area, stairs ascending to first-floor, two cupboards, coved ceiling and down-lights.





Kitchen

The kitchen includes wall & base level units with work surface area, under-cabinet lighting, sink with drainer & stainless-steel mixer tap, space for dishwasher, space for washing machine, space for free-standing fridge-freezer, oven, four-ring gas hob with stainless-steel extractor hood, coved ceiling and down-lights.

Bathroom

The bathroom includes partially-tiled walls, panel-enclosed bath with shower hose attachment, low-level W.C with dual-flush, radiator, pedestal wash-hand basin with stainless-steel mixer tap and down-lights.

Bedroom Two

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

Bedroom Three

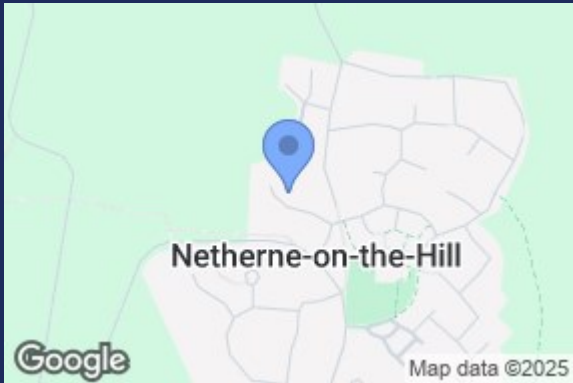
Bedroom three includes cupboard, two double-glazed sash windows and radiator.

Second-Floor Landing

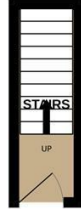
Master Bedroom

The master bedroom is dual-aspect and includes radiator, cupboard housing Worcester boiler, storage into eaves, four velux windows and down-lights.

Study



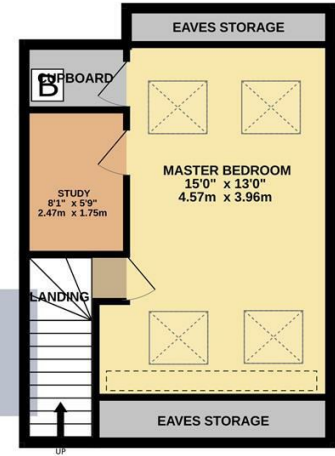
GROUND FLOOR
401 sq.ft. (37.4 sq.m.) approx.



FIRST FLOOR
401 sq.ft. (37.4 sq.m.) approx.



SECOND FLOOR
401 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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.
Made with Metropix i2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	82	83
(69-80) C		
(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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