

Tilgate Gardens | | Coulsdon | CR5 1EX

Asking Price £550,000

BOND & SHERWILL
EST. 1908

# Tilgate Gardens |
# Coulsdon | CR5 1EX
# Asking Price £550,000

Located in a discreet position on a private cul-de-sac in the popular village of Old Coulsdon this semi-detached property includes three impressive-sized bedrooms and a contemporary interior.

Features include an entrance hall, open-plan kitchen/diner, separate lounge, down-stairs W.C, master bedroom with en-suite, two additional impressively-sized bedrooms with fitted wardrobes, shower room, under-floor heating and an air source heat pump.

The property also benefits from off-street parking, a landscaped rear garden and a good-size garage.

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, Coulsdon Common 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.

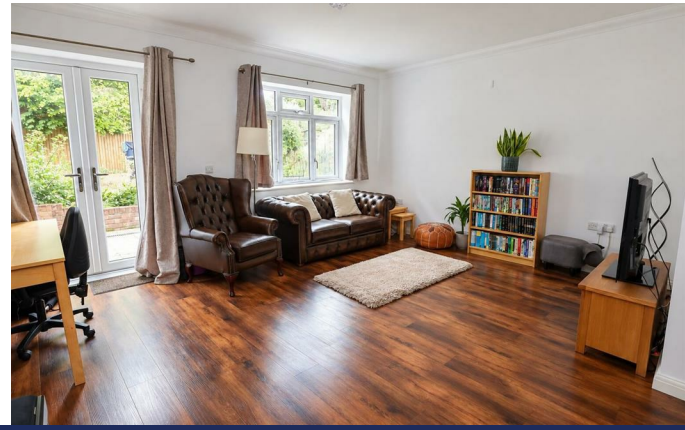
We have also been informed by the vendor that due to the property being located on a private road there are annual contributions made, please enquire for more information.

## Entrance Hall

The entrance hall includes wooden flooring, cupboard, under-stairs cupboard, cupboard housing hot water cylinder, stairs ascending first-floor, smoke alarm and coved ceiling.







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## Kitchen/Diner

The kitchen/diner is dual-aspect and includes tiled floor, double-glazed bay window with shutters, double-glazed glass-panel door leading to rear garden, two-casement double-glazed window, wall & base level units with work surface area, one & a half bowl sink with drainer, four-ring electric hob with concealed extractor hood, oven, space for washing machine, space for free-standing fridge-freezer, space for dishwasher, coved ceiling and down-lights.

## W.C

The W.C includes tiled floor, pedestal wash-hand basin, partially-tiled walls, low-level W.C with dual-flush, double-glazed single-casement opaque window, coved ceiling, extractor fan and down-lights.

## Lounge

The lounge includes wooden flooring, double-glazed three-casement window, double-glazed double-doors leading to rear garden and coved ceiling.

## Landing

The landing includes two cupboards, coved ceiling, smoke alarm and loft hatch.

## Master Bedroom

The master bedroom includes fitted wardrobes, double-glazed two-casement window and coved ceiling.

## En-Suite

The en-suite includes low-level W.C with dual-flush, tiled floor, tiled walls, panel-enclosed bath with shower hose attachment, double-glazed single-casement opaque window, wash-hand basin with stainless-steel mixer tap, coved ceiling and down-lights.

## Shower Room

The shower room includes tiled floor, tiled walls, shower enclosure with hose attachment & wall controls, low-level W.C with dual-flush, double-glazed two-casement opaque window, pedestal wash-hand basin with stainless-steel mixer tap, coved ceiling, down-lights and extractor fan.

## Bedroom Two

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

## Bedroom Three

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

## Rear Garden

The landscaped rear garden includes side access, water tap, and a range of plants & shrubs.

## Front Garden

The front garden includes off-street parking.

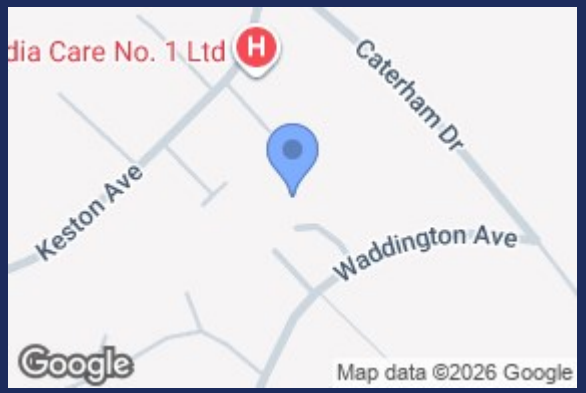
## Garage

The garage includes an electric up & over door, power and lighting.



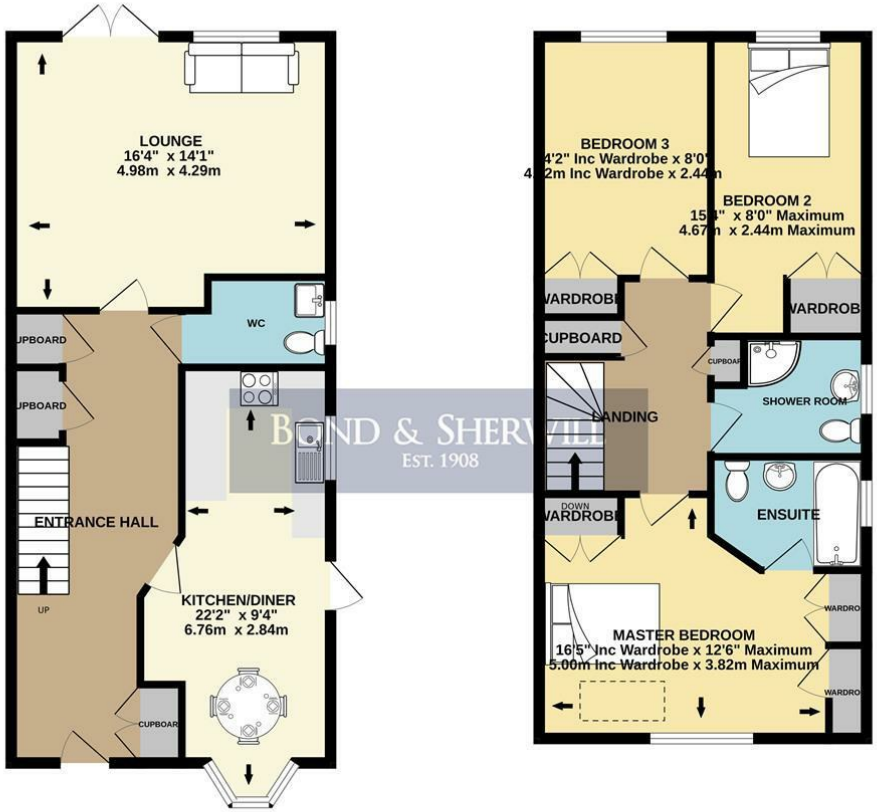







GROUND-FLOOR
618 sq.ft. (57.4 sq.m.) approx.

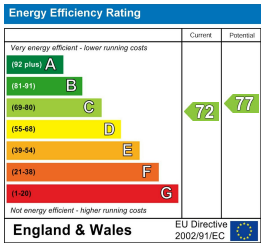
FIRST-FLOOR
606 sq.ft. (56.3 sq.m.) approx.




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TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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 as to their operability or efficiency can be given.
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