



Coniston Road | | Coulsdon | CR5 3BS

Asking Price £425,000

**BOND & SHERWILL**  
EST. 1908

Coniston Road |  
Coulston | CR5 3BS  
Asking Price £425,000

Located on a popular tree-lined, residential road this well-presented three-bedroom terraced property comes to the market chain-free.

The interior features an entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, double-glazing and gas central heating.

Additional benefits include a driveway with off-street parking and own rear garden.

Coulston South and Coulston Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes.

Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulston High Street has a number of popular restaurants. In addition to the stunning Farthing Downs and Coulston Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

There are also a number of golf courses in the local vicinity including Coulston Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulston also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulston Sixth Form College.



### Entrance Hall

The entrance hall includes concealed radiator, wooden flooring, two opaque double-glazed windows, stairs ascending to first-floor and under-stairs cupboard housing gas & electric meters.

### Lounge

The lounge includes two radiators, picture rail and double-glazed feature bay window.

### Dining Room

The dining room includes wooden flooring, concealed radiator, two double-glazed windows and double-glazed glass-panel door leading to rear garden.



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### **Kitchen**

The kitchen includes wall & base level units with work surface area, double-glazed window, stainless-steel sink with drainer & mixer tap, four-ring gas hob with oven & extractor hood, space for fridge, space for washing machine, partially-tiled walls and double-glazed opaque glass-panel door leading to rear garden.

### **Landing**

The landing includes picture rail and smoke alarm.

### **Bedroom One**

Bedroom one includes double-glazed window and radiator.

### **Bedroom Two**

Bedroom two includes double-glazed feature bay window, picture rail and radiator.

### **Bedroom Three**

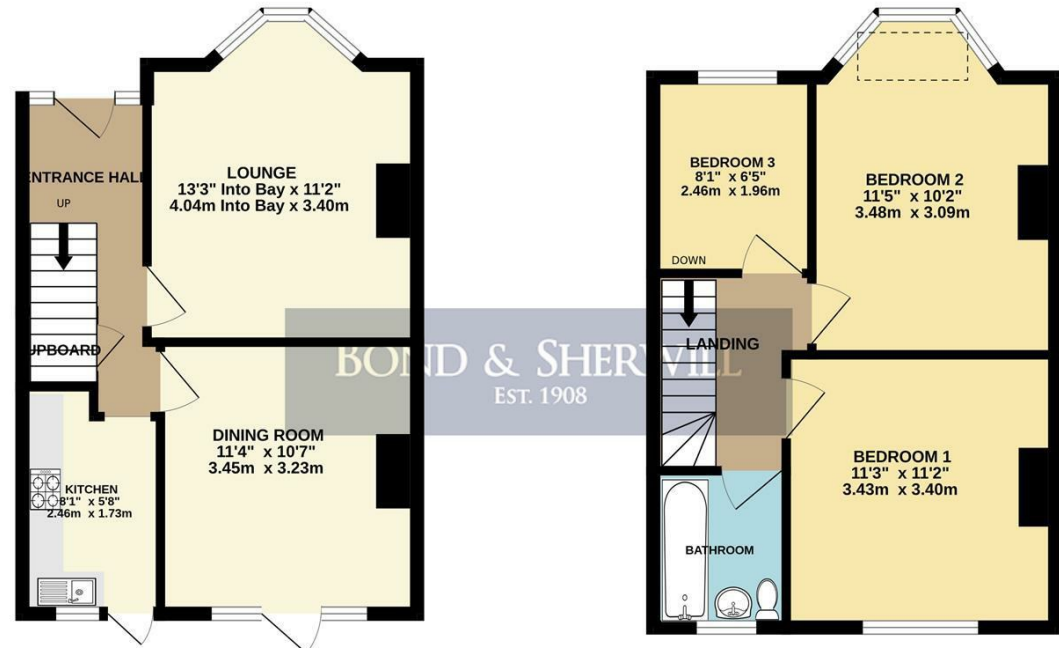
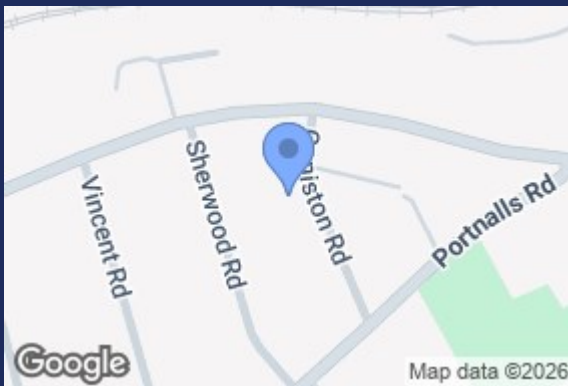
Bedroom three includes double-glazed window, radiator and picture rail.

### **Bathroom**

The bathroom includes low-level W.C with dual-flush, pedestal wash-hand basin, heated chrome towel rail, opaque double-glazed window, partially-tiled walls, panel-enclosed bath with shower hose attachment and loft hatch.

### **Rear Garden**

The tiered rear garden is partially laid to lawn with features including a shed, rear access and a water tap.



GROUND-FLOOR  
368 sq.ft. (34.2 sq.m.) approx.

FIRST-FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D		69	80
(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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