Mead Way | | Coulsdon | CR5 1PQ

Guide Price £525,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £525,000 - £550,000
Located within good proximity to Coulsdon South and Coulsdon Town Center this three-bedroom, detached property is chain-free.

The interior includes an entrance hall, two reception rooms, kitchen, three bedrooms, shower room, gas central heating and double glazing.

Additional features include a garage accessed from the rear garden, driveway with off-street parking and a good-size rear garden with a secluded feel to it.

Coulsdon South and Coulsdon 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 the wider area, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

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

Entrance Hall
The entrance hall includes laminate flooring, concealed radiator, double-glazed glass-panel front door, double-glazed opaque window, under-stairs cupboard and stairs ascending first-floor.

Dining Room
The dining room includes laminate flooring, radiator, double-glazed leaded-light effect feature bay window and coved ceiling.

Lounge
The lounge includes laminate flooring, double-glazed glass-panel door leading to rear garden, double-glazed window and coved ceiling.

Kitchen
The kitchen includes tiled floor, wall & base level units with work surface area, oven, four-ring gas hob with extractor hood, space for washer/dryer, one & a half bowl sink with drainer, double-glazed glass-panel door leading to rear garden and double-glazed window.

Landing
The landing includes laminate flooring, double-glazed opaque window and loft hatch.

Bedroom One
Bedroom one includes laminate flooring, radiator, fitted wardrobe and double-glazed feature bay window.

Bedroom Two
Bedroom two includes laminate flooring, radiator, fitted wardrobe and double-glazed leaded-light effect feature bay window.

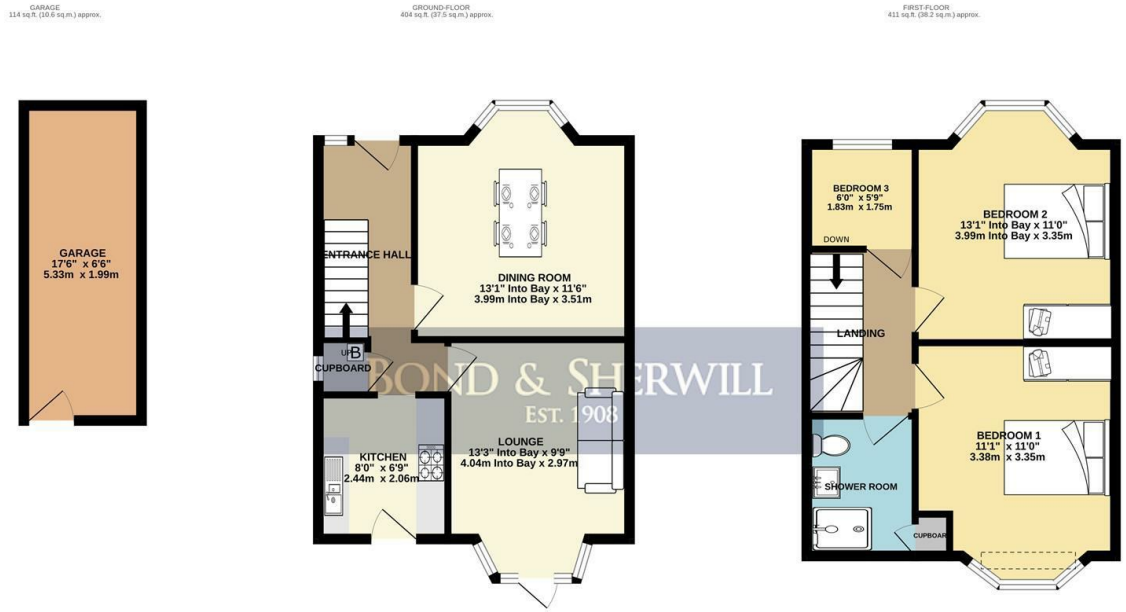
Bedroom Three
Bedroom three includes concealed radiator and double-glazed leaded-light effect window.

Shower Room
The shower room is dual-aspect and includes two double-glazed opaque windows, heated chrome towel rail, low-level W.C with dual-flush, shower enclosure with wall controls, wash-hand basin, tiled floor and partially-tiled walls.

Garage
The garage includes door leading to rear garden.

Rear Garden
The rear garden comprises an initial tier which is paved with features including side-access and a water tap, before ascending to a second tier which is mostly laid to lawn with features including a shed and a range of plants, shrubs, trees and hedges.

Front of Property
The front of the property includes a driveway with off-street parking.



930 SQ.FT. INCLUDING GARAGE

TOTAL FLOOR AREA : 815sq.ft. (75.7 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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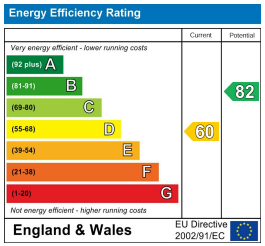

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