



The Crossways | | Coulsdon | CR5 1LE

Offers In Excess Of £500,000

**BOND & SHERWILL**  
EST. 1908

# The Crossways | Coulsdon | CR5 1LE Offers In Excess Of £500,000



Located on a popular road in Old Coulsdon this three-bedroom, semi-detached property has been extended and features a garage and own south-east facing rear garden.

The interior has been modernised by the current vendors with some cosmetic work still to be completed.

Features include an open-plan kitchen/diner with island and bi-fold doors, down-stairs W.C, lounge, three bedrooms and a bathroom. The ground-floor also has under-floor heating.

Popular local schools include Keston Primary School, Oasis Academy Coulsdon, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, 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 just a short walk away on Coulsdon Road.

Local bus routes include the 60, 466 and 404 which can be used for destinations including Central Croydon, East Croydon, West 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.

## Entrance Hall

The entrance hall includes LVT flooring, down-lights and stairs ascending to first-floor.

## Lounge

The lounge includes double-glazed window.

## W.C

The W.C includes double-glazed opaque window, low-level W.C with concealed cistern and Worcester boiler.

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### **Kitchen Area**

The kitchen/diner is dual-aspect and open-plan with the diner area. Features include LVT flooring, wall & base level units with quartz work surface area, oven, one & a half bowl sink with drainer & stainless-steel mixer tap, space for washing machine, space for tumble dryer, space for free-standing American-style fridge-freezer, space for dishwasher, kitchen island with base units, quartz work surface area, four-ring electric hob and oven & down-lights.

### **Dining Area**

The dining area includes LVT flooring, double-glazed bifold doors, down-lights and skylight.

### **Landing**

The landing includes opaque window.

### **Master Bedroom**

The master bedroom includes radiator and two double-glazed windows.

### **Bedroom Two**

Bedroom two includes radiator and double-glazed window.

### **Bedroom Three**

Bedroom three includes radiator and double-glazed window.

### **Bathroom**

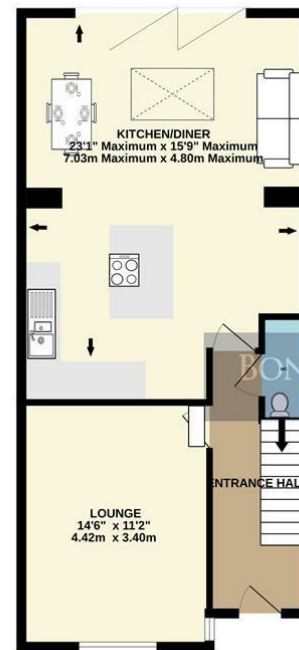
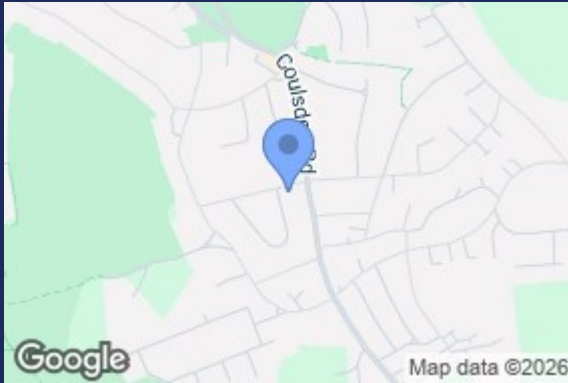
The bathroom includes marble tiled floor & walls, low-level W.C with dual-flush, chrome heated towel rail, marble wash-hand basin with stainless-steel mixer tap, double-glazed opaque window, tile enclosed bath with waterfall shower & wall-controls and down-lights.

### **Garage**

The garage includes up & over door.

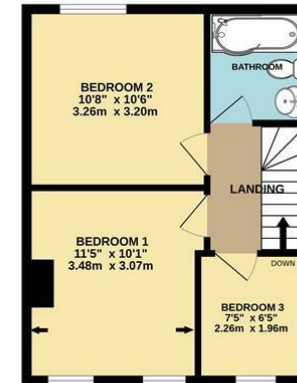
### **Rear Garden**

The rear garden is partially decked, partially laid to lawn and partially laid to wood chip. Features include side access, shed and a range of plants & shrubs.



GARAGE  
137 sq ft. (12.7 sq.m.) approx.

GROUND-FLOOR  
617 sq ft. (57.3 sq.m.) approx.



FIRST FLOOR  
363 sq ft. (33.7 sq.m.) approx.

TOTAL FLOOR AREA: 980sq.ft. (91.0 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) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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