



Gawton Crescent | | Coulsdon | CR5 1PN

Guide Price £350,000

BOND & SHERWILL
EST. 1908

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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



