



Downs Road | | Coulsdon | CR5 1AA

Guide Price £300,000

**BOND & SHERWILL**  
EST. 1908

Downs Road |  
Coulsdon | CR5 1AA  
Guide Price £300,000



Guide-Price: £300,000 - £325,000  
Located opposite the stunning Farthing Downs this chain-free, two-bedroom, ground-floor apartment is being sold with the freehold for this property and the property above.

The interior includes two bedrooms, two reception rooms, a kitchen, a bathroom, good-size basement, double-glazing and gas central heating.

Additional benefits include a portion of rear garden and off-street parking.

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 Croydon, 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.

### Dining Room

The dining room includes radiator, double-glazed feature bay window and coved ceiling.

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**Master Bedroom**

The master bedroom includes radiator, double-glazed window and picture rail.

**Passage**

**Lounge**

The lounge includes radiator, two double-glazed windows, cupboard housing Glo-Worm boiler and stairs leading to basement.

**Passage**

**Bathroom**

The bathroom includes low-level W.C, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment, double-glazed opaque window and partially-tiled walls.

**Kitchen**

The kitchen includes wall & base level units with work surface area, sink with drainer, space for washing machine, space for fridge, four-ring gas hob with extractor hood, oven, double-glazed window, double-glazed glass-panel door leading to garden area and radiator.

**Bedroom Two**

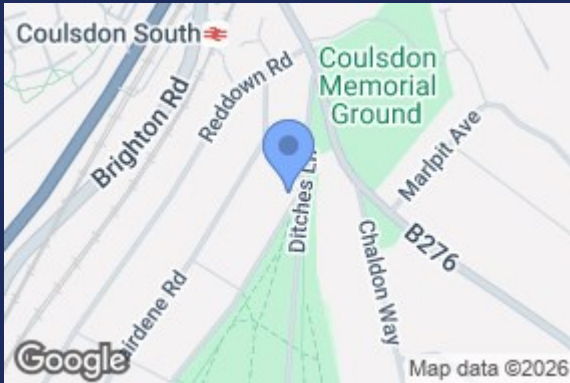
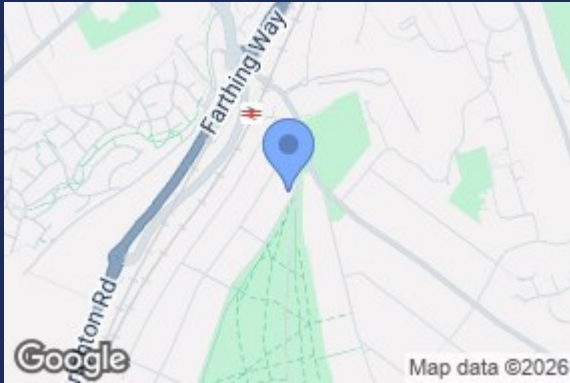
Bedroom two includes radiator, double-glazed window and picture rail.

**Rear Garden**

The property is being sold with a portion of the rear garden which is mostly laid to lawn. Features include a water tap, side access and a range of plants & shrubs.

**Front of Property**

The front of the property features a driveway with off-street parking.

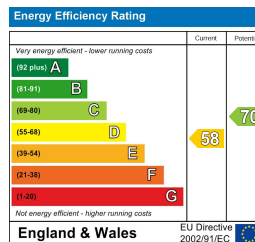


GROUND FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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