



The Mount | Coulsdon | CR5 2PW

Guide Price £525,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £525,000 - £550,000

Occupying a rarely-available corner plot this three-bedroom, semi-detached property offers the opportunity to enjoy a very impressive rear garden.

The interior is perfect for someone who would like a home they can modernise to their own style and features three bedrooms, two reception rooms, kitchen, double-glazing, bathroom, separate W.C and gas central heating.

Additional features include a garage, a gated driveway with off-street parking and potential to extend subject to planning permission.

The Mount is ideally situated within good proximity of green spaced including Corrigan Avenue Recreations Grounds and Woodcote Golf Club. Popular Local School include Woodcote High School, Wallington High School for Girls, Smitham Primary School and Chipstead Valley Primary School, as well as local nurseries.

Coulsdon Town Centre allows access to many different railways stations with services to London Victoria, London Bridge, Farringdon, St. Pancras, Kings Cross, Gatwick Airport and Brighton. The A23 can be used to access the national motorway network as well as local bus routes serving various destinations. Restaurants, bars, shops, amenities and gyms can be found in surrounding areas such as Purley and Croydon while there is also a parade of shops nearby.

Entrance Hall

The entrance hall includes radiator, single-glazed stained-glass windows, cupboard under-stairs, stairs ascending to first-floor, picture rail and smoke alarm.

Lounge

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

Dining Room

The dining room includes radiator, double-glazed sliding door leading to rear garden and coved ceiling.



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Kitchen

The kitchen is dual-aspect and includes wall & base level units with work surface area, radiator, partially-tiled walls, double oven, space for fridge, four-ring gas hob, glass-panel double-glazed door leading to rear garden, two double-glazed windows, wall-mounted Worcester boiler and under-stairs cupboard housing gas & electric meters.

Landing

The landing includes double-glazed opaque window, radiator, picture rail and loft hatch.

Bedroom One

Bedroom one includes fitted wardrobe, radiator, double-glazed window and picture rail.

Bedroom Two

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

Bedroom Three

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

Bathroom

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

W.C

The W.C includes low-level W.C and double-glazed opaque window.

Garage

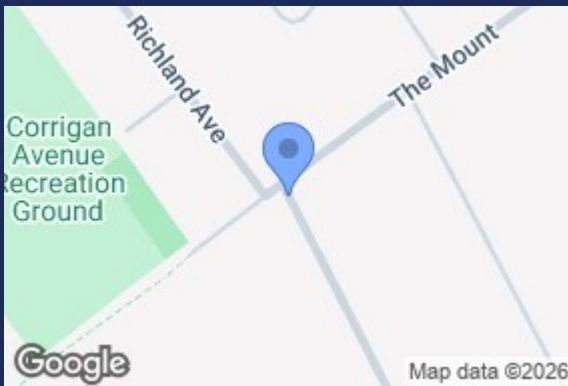
The garage includes up & over door.

Rear Garden

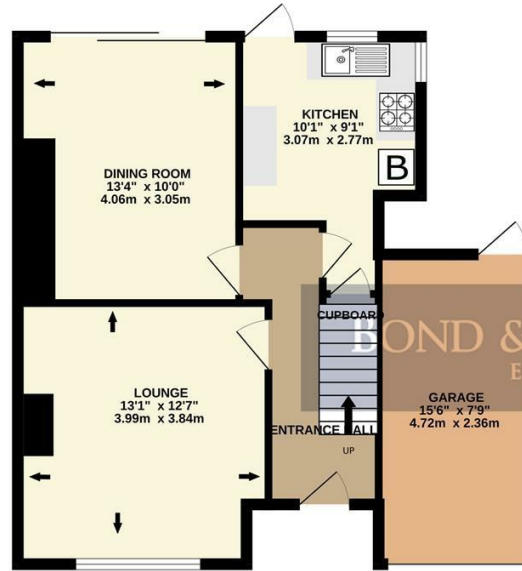
The rear garden occupies a corner plot and is mostly laid to lawn with a patio area. Features include side access, a water tap and a range of trees, plants & shrubs.

Front of Property

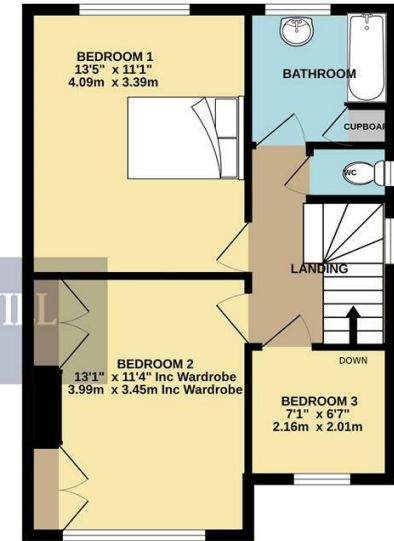
The front of the property includes a gated driveway with off-street parking and is partially laid to lawn.



GROUND-FLOOR
585 sq.ft. (54.4 sq.m.) approx.



FIRST-FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1045 SQ FT INCLUDING GARAGE

TOTAL FLOOR AREA: 921sq.ft. (85.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			80
(9-9) D		66	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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