



Cordrey Gardens | | Coulsdon | CR5 2SQ

Asking Price £450,000

BOND & SHERWILL
EST. 1908

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Coulson | CR5 2SQ
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Located within ideal proximity to Coulson Town Centre this four-bedroom semi-detached property includes off-street parking, own rear garden and a garage.

The interior is in need of modernisation with the ground-floor featuring two reception rooms, kitchen and W.C. The first-floor includes four bedrooms and a bathroom.

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

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

Entrance Hall

The entrance hall includes double-glazed glass-panel front door, double-glazed window and cupboard.

W.C

The W.C includes double-glazed window, low-level W.C and wash-hand basin.

Lounge

The lounge includes double-glazed window and stained-glass effect window.

Dining Room

The dining room includes two under-stairs cupboards, double-glazed sliding door to rear garden and stairs ascending to first-floor.

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Kitchen

The kitchen includes double-glazed glass-panel door to rear garden, double-glazed window, wall & base level units with work surface area, one & a half bowl sink with drainer, space for washing machine and partially-tiled walls.

Landing

The landing includes two cupboards and a loft hatch.

Bedroom One

Bedroom one includes double-glazed window and a cupboard.

Bedroom Two

Bedroom two includes double-glazed window and a cupboard.

Bedroom Three

Bedroom three includes double-glazed window and a cupboard.

Bedroom Four

Bedroom four includes double-glazed window and a cupboard.

Bathroom

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

Rear Garden

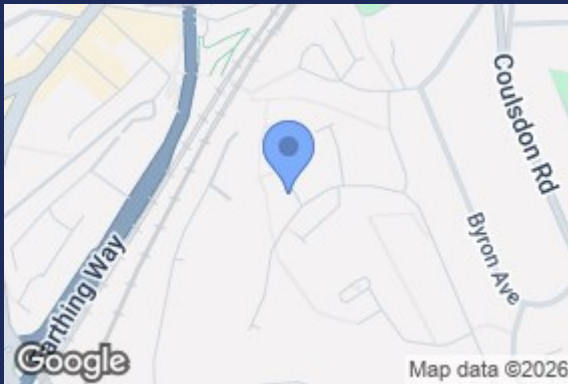
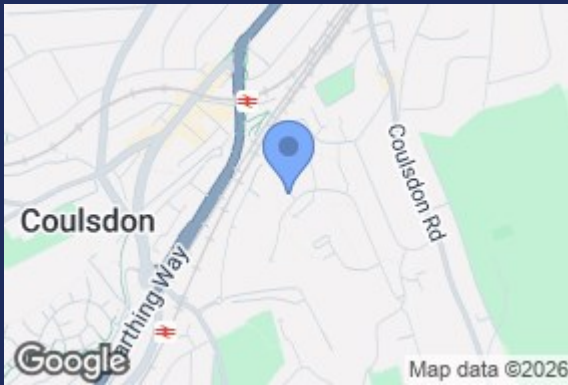
The rear garden is mostly paved, while also being partially laid to lawn. Features include a range of flowers & shrubs and off-street parking.

Front of property

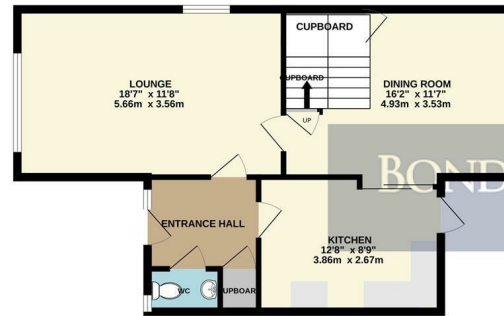
The front of the property is mostly laid to lawn and includes a range of flowers & shrubs.

Garage

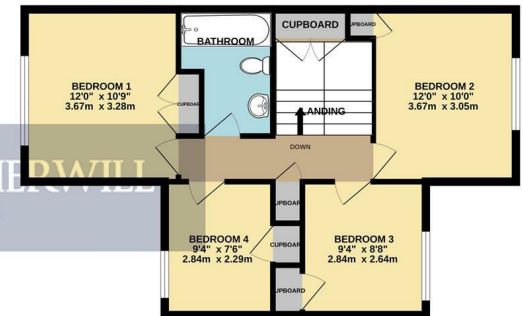
The garage includes up & over door.



GROUND-FLOOR
603 sq.ft. (56.0 sq.m.) approx.



FIRST-FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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			
(91-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		53	
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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