



St. Andrews Road | | Coulsdon | CR5 3HA

Guide Price £500,000

**BOND & SHERWILL**  
EST. 1908

St. Andrews Road |  
Coulsdon | CR5 3HA  
Guide Price £500,000

Guide-Price: £500,000 - £525,000

Located on a popular road within ideal proximity to Coulsdon Town Centre this three/four bedroom, chain-free property is perfect for anyone who wants a good-size property.

The ground-floor features a kitchen/diner, lounge, study, bedroom four/additional reception room and W.C. The first-floor includes three bedrooms and a good-size bathroom which includes a shower enclosure. Another welcome feature includes a newly-installed boiler.

Additional benefits include an impressive-sized own-rear garden and off-street parking to the front.

Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, 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 widely served by a variety of bus routes including the 166, 463 and 633.

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, St Aiden's R C Primary School, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.



### Entrance Hall

The entrance hall includes radiator, stairs ascending to first-floor and under-stairs cupboard.

### Lounge

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

### Kitchen/Diner

The open-plan kitchen/diner includes wall & base level units with work-surface area, space for free-standing fridge-freezer, space for dish-washer, space for washing machine, space for free-standing four-ring gas cooker, stainless-steel extractor hood, sink with drainer, cupboard housing newly-installed boiler, two double-glazed windows, radiator, down-lights and extractor fan.



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### **Bedroom Four/Reception Room**

Bedroom four/reception room includes double-glazed window and radiator.

### **W.C**

The W.C includes low-level W.C, wash-hand basin and extractor fan.

### **Study**

The study includes double-glazed window, radiator and double-glazed glass-panel door to rear garden.

### **Landing**

The landing includes double-glazed window and loft hatch.

### **Bedroom One**

Bedroom one includes double-glazed feature bay window, fitted wardrobe and radiator.

### **Bedroom Two**

Bedroom two includes double-glazed window and radiator.

### **Bedroom Three**

Bedroom three includes double-glazed window and radiator.

### **Bathroom**

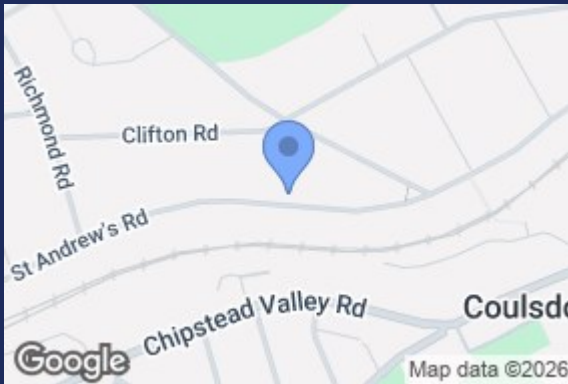
The bathroom is dual-aspect and includes panel-enclosed bath with shower hose attachment, two double-glazed opaque windows, low-level W.C, pedestal wash-hand basin, shower enclosure with waterfall shower head & hose attachment and tiled walls.

### **Rear Garden**

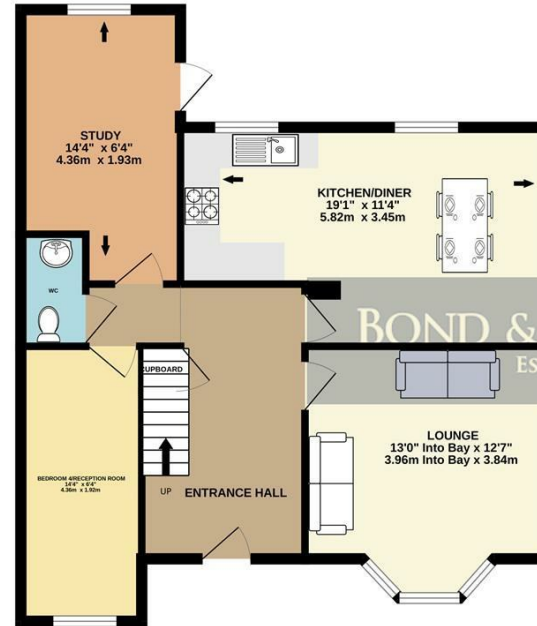
The rear garden begins with a paved area with steps leading up to a garden which is mostly laid to lawn with a range of plants, shrubs, trees & hedges. Features include a shed, water tap and power point.

### **Front of Property**

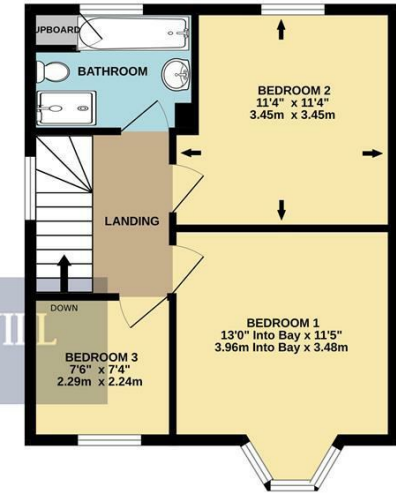
The front of the property is partially laid to lawn and includes off-street parking.



GROUND-FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



FIRST-FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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                                   |  |                         | 78        |
| (54-68) D                                   |  | 56                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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