



Bowen Way | | Coulsdon | CR5 1SB

Guide Price £700,000

**BOND & SHERWILL**  
EST. 1908

Bowen Way |  
Coulsdon | CR5 1SB  
Guide Price £700,000

Guide-Price: £700,000 - £725,000

Occupying a corner plot on a desirable road within the popular village of Netherne-on-the-Hill this extended, four-bedroom, link-detached property is an essential view.

The ground-floor features an entrance hall, a triple-aspect lounge/diner, separate lounge, W.C and an integral garage. The first-floor includes three good-size bedrooms, en-suite and family bathroom.

The second-floor benefits from a dual-aspect master bedroom with fitted wardrobes, eaves storage and en-suite.

Additional features include off street parking and a rear garden with side-access.

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. Additionally, Surrey Connect can be used for bus services.

Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham and Woodcote Primary School.

We have been informed by the vendor that there are service charges of £1501.80 per annum & a 1% exit fee when selling.



#### Hallway

The hallway includes wooden flooring, radiator, stairs ascending to first-floor and coved ceiling.

#### Lounge

The lounge includes wooden flooring, radiator, double-glazed three-casement feature bay window & coved ceiling.

#### W.C

The W.C includes wooden flooring, low-level W.C with dual-flush, chrome towel rail, wash-hand basin and extractor fan.

#### Kitchen/Diner

The triple-aspect kitchen/diner includes wooden flooring, wall & base level units with work surface area, sink with drainer & spray mixer tap, five-ring gas hob with stainless-steel extractor hood, oven, space for free-standing fridge/freezer, space for dishwasher, space for washing machine, cupboard housing Vaillant boiler, cupboard, dining area, two double-glazed windows, double-glazed glass-panel Dutch-style door to side of property, Glass-panel Double-glazed double-doors leading to rear garden, door leading to integral garage, skylight & down-lights.



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### Garage

The integral garage includes an up & over door.

### First-Floor Landing

The landing includes double-glazed window, radiator, cupboard housing hot water cylinder, stairs ascending to second-floor and smoke alarm.

### Bathroom

The bathroom includes tiled floor, partially-tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin, panel-enclosed bath with shower hose attachment, chrome towel rail, double-glazed single-casement frosted-effect window, extractor fan and down-lights.

### Bedroom Three

Bedroom three includes double-glazed two-casement window, fitted wardrobe, radiator and coved ceiling.

### Bedroom Two

Bedroom two includes double-glazed single-casement window, radiator, fitted wardrobe and coved ceiling.

### Bedroom Two En-Suite

The en-suite includes tiled floor, partially-tiled walls, low-level W.C with dual-flush, pedestal wash-hand basin, radiator, shower-enclosure with wall-fixed controls and down-lights.

### Bedroom Four

Bedroom four includes double-glazed single-casement window, radiator and coved ceiling.

### Second-Floor Landing

The dual-aspect second-floor landing includes double-glazed single-casement window, velux window, radiator, storage into eaves and smoke alarm.

### Master Bedroom

The dual-aspect master bedroom includes double-glazed single-casement window, velux window, two fitted wardrobes, radiator and storage into eaves.

### Master Bedroom En-Suite

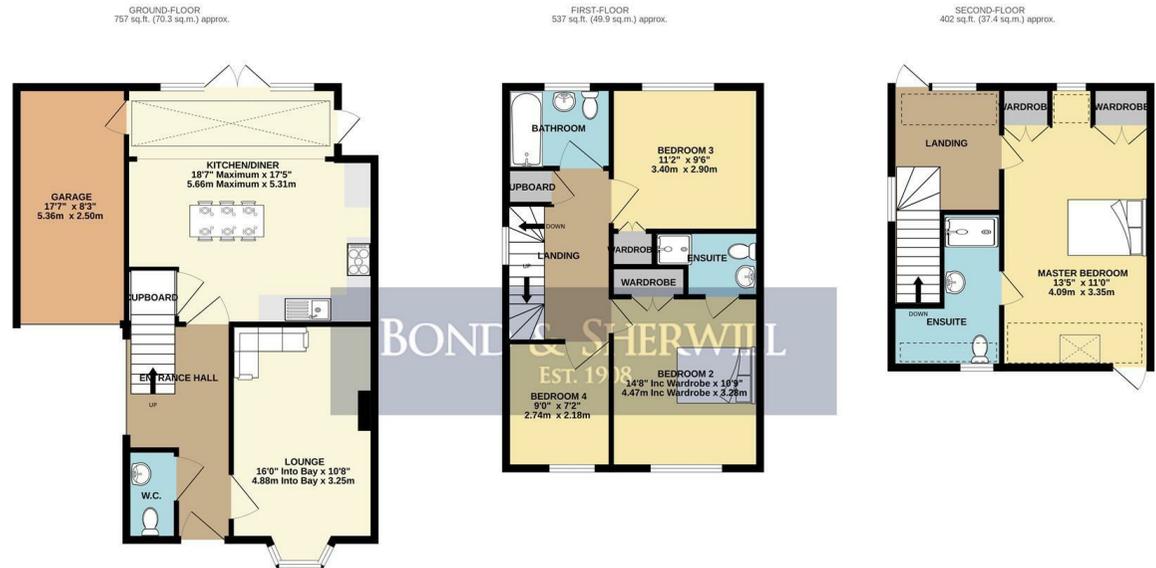
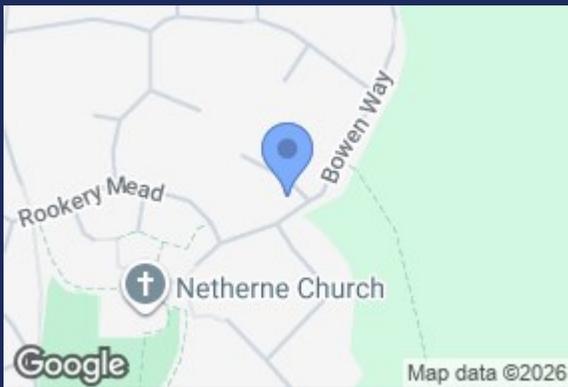
The en-suite includes velux window, tiled floor, pedestal wash-hand basin, low-level W.C, radiator, shower enclosure with wall-fixed controls, extractor fan and down-lights.

### Rear Garden

The rear garden is partially-paved and partially laid to astro turf. Features include side access and a range of plants, trees & shrubs.

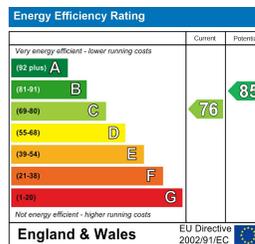
### Front of Property

The front of the property includes off-street parking.



TOTAL FLOOR AREA: 1552sq.ft. (144.2 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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