



Chipstead Valley Road | | Coulsdon | CR5 3BA

Guide Price £375,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £375,000 - £400,000

Situated within ideal proximity to Coulsdon Town Centre, this charming three-bedroom terraced property is chain-free and perfect for buyers who want to put their own stamp on their property.

The interior is in need of modernisation and includes separate entrance hall, an impressive size lounge/diner, kitchen, bathroom and three good-size bedrooms.

Additional features include own rear garden.

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 Tesco Express in addition to a range of other shops. Coulsdon High Street also features a number of popular restaurants and amenities. 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.

Entrance hall



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Lounge/Diner

The lounge/diner is dual-aspect and includes double-glazed bay window, understairs cupboard, radiator, feature fireplace, open fireplace, picture rail and coved ceiling.

Kitchen

The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer & stainless-steel mixer tap, space for four-ring gas cooker, space for fridge-freezer, partially-tiled walls, wall-mounted boiler, double-glazed window and glass-panel door leading to rear garden.

Bathroom

The bathroom is dual-aspect and includes partially-tiled walls, panel-enclosed bath, vanity unit incorporating wash-hand basin with mixer tap, space for washing machine, space for tumble dryer, low-level W.C, double-glazed window, single-glazed window and radiator.

Landing

The landing includes loft hatch.

Master Bedroom

The master bedroom includes feature fireplace, radiator and double-glazed window.

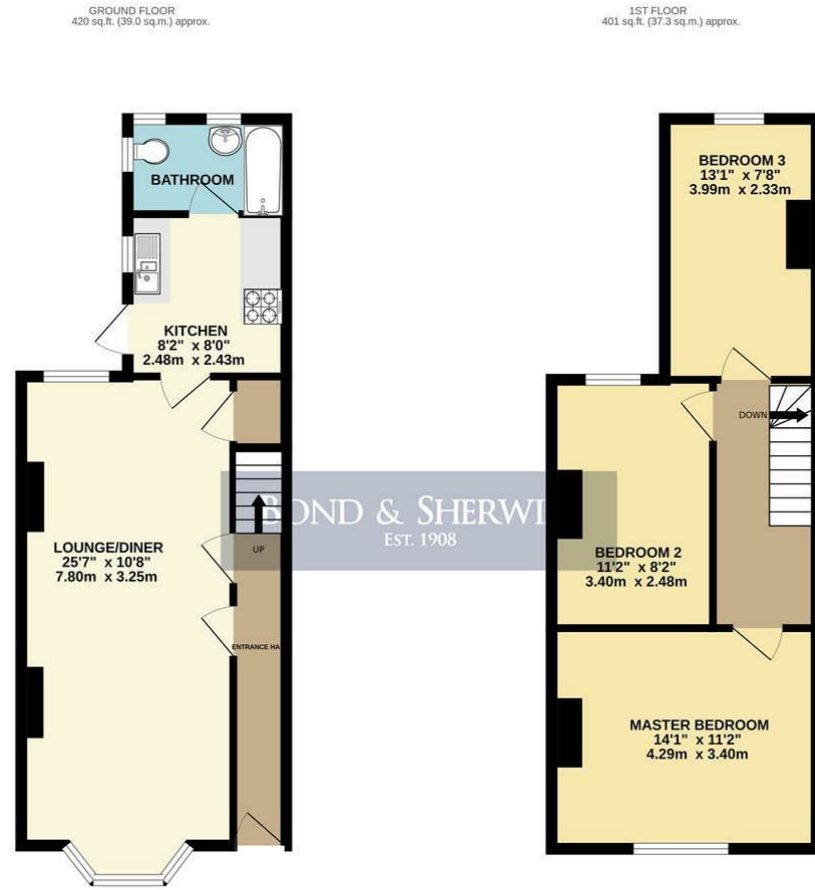
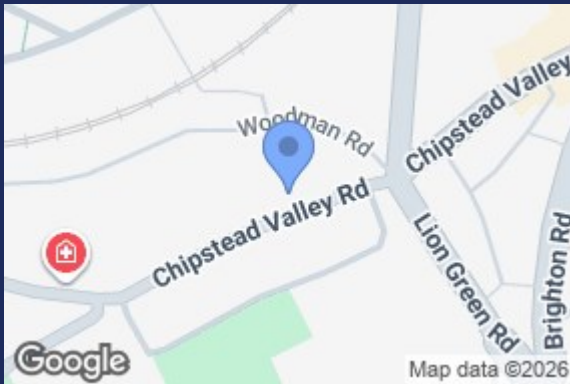
Bedroom Two

Bedroom two includes feature fireplace, double-glazed window and radiator.

Bedroom Three

Bedroom three includes double-glazed window and radiator.

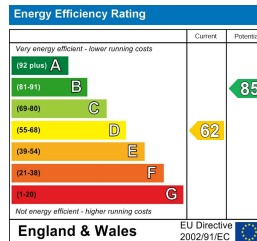
Rear Garden



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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 is given as to their operability or efficiency can be given.

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