Mead Way | | Coulsdon | CR5 1PR

Asking Price £350,000

BOND & SHERWILL
EST. 1908

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Coulsdon | CR5 1PR
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Located on a popular road within ideal proximity to Coulsdon Town Centre this two-bedroom, ground-floor maisonette is share of freehold and includes off-street parking and its own impressive-sized rear garden.

The interior includes two good-sized bedrooms, kitchen/lounge, modern bathroom, gas central heating and double-glazing.

In addition the service charges are a 31% split of any work to the building plus a £180 annual payment and 31% of the building insurance.

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 a wide variety at the parade in Old Coulsdon, a Waitrose and additional supermarkets along with further shopping opportunities and gyms across the wider area, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs which can be accessed from Mead Way, 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

The entrance hall includes wooden flooring, radiator, double-glazed glass-panel door, cupboard and down-lights.

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Bedroom Two
Bedroom two includes wooden flooring, radiator, cupboard and double-glazed three-casement window.

Bathroom
The bathroom includes tiled floor, panel-enclosed bath with shower hose attachment, vanity unit incorporating wash-hand basin, heated towel rail, low-level W.C with dual-flush & concealed cistern, double-glazed opaque single-casement window, mostly-tiled walls and extractor fan.

Kitchen Area
The kitchen area is open-plan with the lounge and includes wall & base level units with work surface area, space for washing machine, space for dishwasher, space for free-standing fridge-freezer, oven, four-ring gas hob with stainless-steel extractor fan, wall-mounted Worcester boiler and partially-tiled walls.

Lounge Area
The lounge area includes wooden flooring, concealed radiator, double-glazed two-casement window, double-glazed glass-panel door to rear garden and smoke alarm.

Bedroom One
Bedroom one includes wooden flooring, radiator and double-glazed glass-panel double doors leading to rear garden.

Rear Garden
The rear of the property begins with a patio area with steps ascending to a partially laid to lawn rear garden. Features include outdoor power point, shed and a range of trees, hedges, plants & shrubs.

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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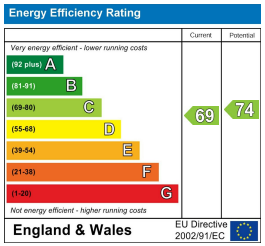

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