



Chipstead Valley Road | | Chipstead | CR5 3BN

Guide Price £450,000

**BOND & SHERWILL**  
EST. 1908

# Chipstead Valley Road | Chipstead | CR5 3BN Guide Price £450,000

Guide-Price: £450,000 - £475,000

Located within good proximity to popular schools and Woodmansterne Railway Station this three-bedroom, semi-detached property comprises three floors and includes a garage.

The ground-floor includes good-size lounge, kitchen/diner and a shower room. The first floor includes two bedrooms and a bathroom while the second floor includes another bedroom with a W.C.

Additional benefits include a driveway with off-street parking to the front, own rear garden and a garage.

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 additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

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.



## Hallway

The hallway includes radiator, dado rail, some alarm and stairs ascending to first-floor.

## Lounge

The lounge is dual-aspect and includes double-glazed single-casement Georgian-style window, double-glazed four-casement Georgian-style bay window, radiator and log burner with marble-effect hearth.

## Shower Room

The shower room includes pedestal wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush, shower enclosure, partially-tiled walls, radiator and opaque double-glazed window.



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### **Kitchen/Diner**

The kitchen/diner is open-plan and includes two double-glazed single-casement windows, partially-tiled walls, cupboard under stairs, radiator, wall & base level units with work surface area, sink with drainer, oven, four-ring electric hob with stainless-steel extractor hood, space for fridge, space for freezer, space for washing machine, space for tumble dryer, glass-panel double-glazed door leading to rear garden and down-lights.

### **First-Floor Landing**

The landing includes radiator, smoke alarm and stairs ascending to second-floor.

### **Bedroom Two**

Bedroom two is dual-aspect and includes double-glazed two-casement window, double-glazed single-casement window and radiator.

### **Bedroom Three**

Bedroom three includes double-glazed Georgian-style window and radiator.

### **Bathroom**

The bathroom includes panel-enclosed bath with shower hose attachment, radiator, partially-tiled walls, low-level W.C and opaque double-glazed single-casement window.

### **Second-Floor Landing**

The landing includes double-glazed single-casement window.

### **Bedroom One**

Bedroom one includes velux window, radiator and double-glazed two-casement window.

### **W.C**

The W.C includes low-level W.C with dual-flush, pedestal wash-hand basin, tiled walls and extractor fan.

### **Garage**

The garage includes up & over door and door leading to rear garden.

### **Rear Garden**

The rear garden is paved and includes a water tap.

### **Front of Property**

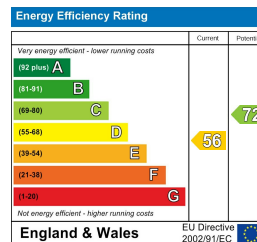
The front of the property includes a driveway with off-street parking.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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