

Windermere Road | | Coulsdon | CR5 2JE

Guide Price £600,000

BOND & SHERWILL
EST. 1908

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Guide Price £600,000

Guide-Price: £600,000- £640,000
Located on this popular tree-lined cul-de-sac, this extended three-bedroom semi-detached property comes to the market chain-free and perfect for anyone who wants to live within good proximity to Coulsdon Town Centre.

Internally, the property includes a porch, entrance hall, good-size lounge, a study/potential fourth bedroom, shower room, utility room, conservatory and an impressive-size open-plan kitchen/diner. The first-floor includes three bedrooms and a bathroom.

Externally, the property features an impressive, mostly-level rear garden, potential to extend subject to planning permission and a driveway with off-street parking.

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.

Porch
The porch is dual-aspect and includes tiled floor and two double-glazed windows.

Entrance Hall
The entrance hall includes double-glazed frosted-effect window, radiator, stairs ascending to first-floor, cupboard under stairs and smoke alarm.

Lounge
The lounge includes gas fireplace with marble-effect hearth & wood surround, radiator, double-glazed bay window, picture rail, coved ceiling and ceiling rose.







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Study/Bedroom Four
The study includes double-glazed window and radiator.

Ground-Floor Shower Room
The shower room includes tiled floor, tiled walls, wash-hand basin with stainless-steel mixer tap, chrome heated towel rail, low-level W.C with dual-flush, shower enclosure with electric shower, down-lights, extractor fan and skylight.

Kitchen/Diner
The kitchen/diner is triple-aspect and includes wall & base level units with work surface area, oven, four-ring electric hob with stainless-steel extractor hood, double ceramic sink with stainless-steel mixer tap, double-glazed window, partially-tiled walls, tiled floor, space for free-standing fridge-freezer, four radiators, two double-glazed windows, glass-panel double-doors leading to rear garden, two glass-panel double-glazed doors leading to conservatory, sky-light, down-lights and dining area.

Utility Room
The utility room includes space for free-standing fridge-freezer, space for washing machine, space for tumble dryer and tiled floor.

Conservatory
The conservatory includes tiled floor, glass-panel double-glazed double doors leading to rear garden and double-glazed windows.

Landing
The landing includes double-glazed opaque window and smoke alarm.

Bedroom One
Bedroom one includes double-glazed window, radiator and picture rail.

Bedroom Two
Bedroom two includes double-glazed window, radiator and picture rail.

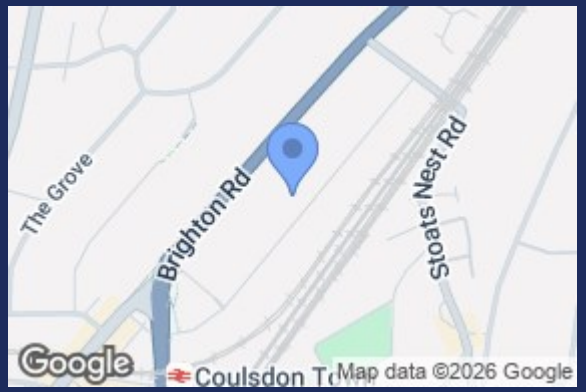
Bedroom Three
Bedroom three includes double-glazed window and radiator.

Bathroom
The bathroom includes low-level W.C with dual-flush, double-glazed opaque window, panel-enclosed bath with shower hose attachment, shower enclosure with wall-controls, cupboard housing hot water tank, pedestal wash-hand basin with stainless-steel mixer tap, tiled floor, radiator and loft hatch.

Rear Garden
The rear garden is partially laid to lawn. Features include a patio area, shed, water tap, water butt and a range of plants, shrubs & trees.

Front of Property
The property includes a driveway with off-street parking for multiple vehicles.

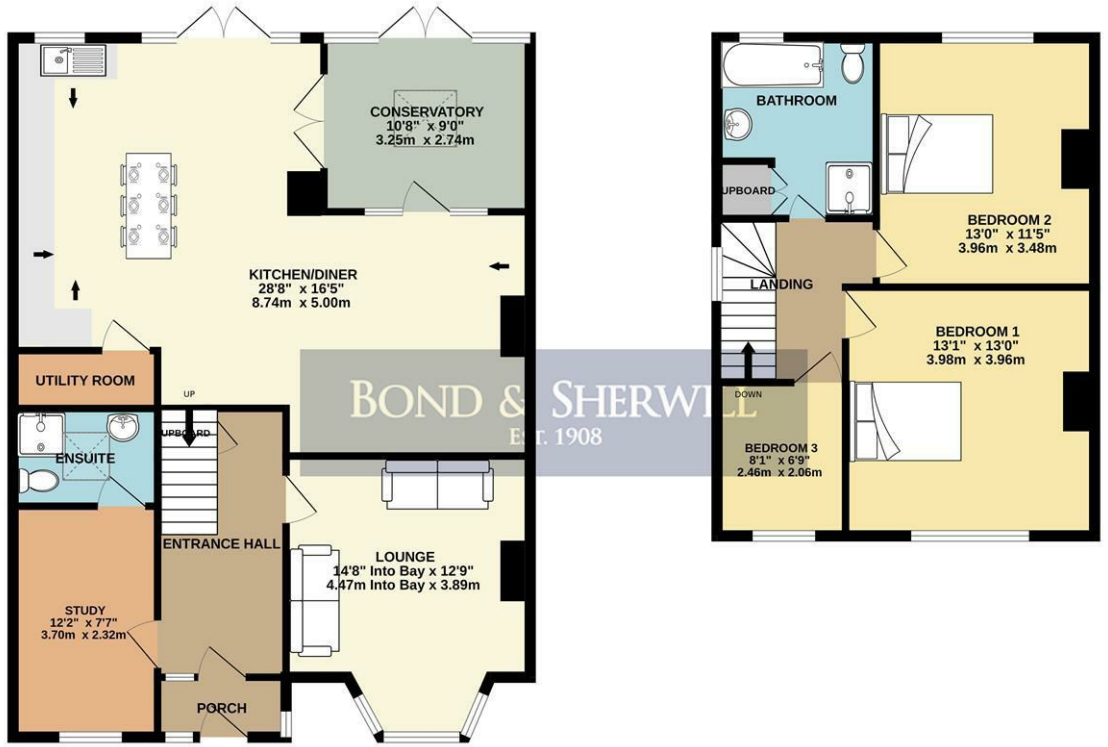






GROUND-FLOOR
965 sq.ft. (89.7 sq.m.) approx.

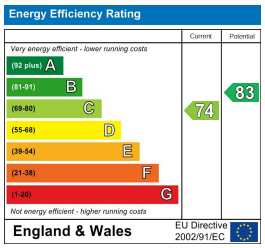
FIRST-FLOOR
511 sq.ft. (47.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1476 sq.ft. (137.2 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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