

Alexander Road | | Coulsdon | CR5 3JD

Asking Price £475,000

BOND & SHERWILL
EST. 1908

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Occupying a sought-after plot within good proximity to Coulsdon Town Centre this three-bedroom, semi-detached property is chain-free and comes to the market ideal for anyone who wants a good-size rear garden.

The interior features two reception rooms, entrance hall, kitchen, bathroom, separate W.C and three bedrooms.

Additional benefits include a driveway with off-street parking and potential to extend subject to planning permission.

Woodmansterne, 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. 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 includes glass-panel double-glazed door and opaque double-glazed window.

Hallway
The hallway includes double-glazed leaded-light effect opaque window, radiator, smoke alarm and stairs ascending to first-floor.







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Lounge
The lounge includes double-glazed single-casement leaded-light effect window and radiator.

Dining Room
The dining room includes two radiators, two double-glazed windows and double-glazed glass-panel door to rear garden.

Kitchen
The kitchen includes wall & base level units with work surface area, four-ring gas hob, oven, space for free-standing fridge-freezer, space for washing machine, stainless-steel extractor hood, stainless-steel sink with drainer & mixer tap, space for tumble-dryer, partially-tiled walls, under-stairs cupboard housing gas & electric meters, double-glazed opaque glass-panel door to side of property, double-glazed single-casement window, wall-mounted Worcester boiler, down-lights and smoke alarm.

Landing
The landing includes double-glazed leaded-light effect window, smoke alarm, cupboard and loft hatch.

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

Bedroom Two
Bedroom two includes double-glazed three-casement bay window and radiator.

Bedroom One
Bedroom one includes fitted wardrobes, radiator and double-glazed two-casement leaded-light effect window.

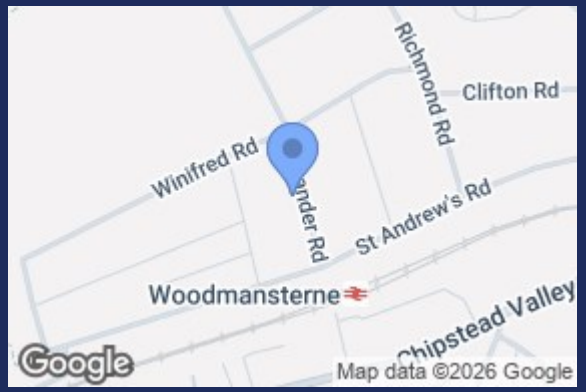
Bathroom
The bathroom includes partially-tiled walls, double-glazed single-casement opaque window, wash-hand basin and bath with shower hose attachment.

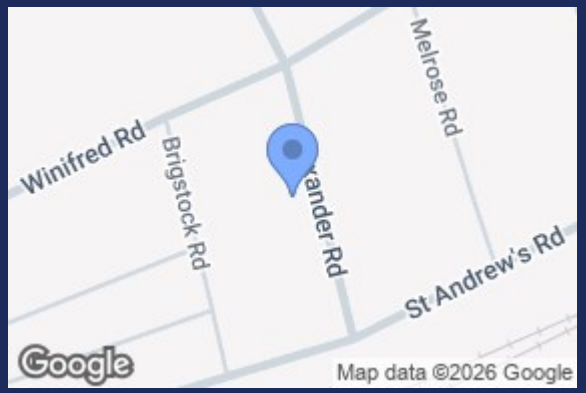
W.C
The W.C includes high-level W.C and double-glazed single-casement opaque window.

Rear Garden
The rear garden is mostly laid to lawn. features include side access, shed, water tap, tree & a range of plants & shrubs.

Front of Property
The front of the property includes a driveway with off-street parking for multiple vehicles and a range of plants & shrubs.

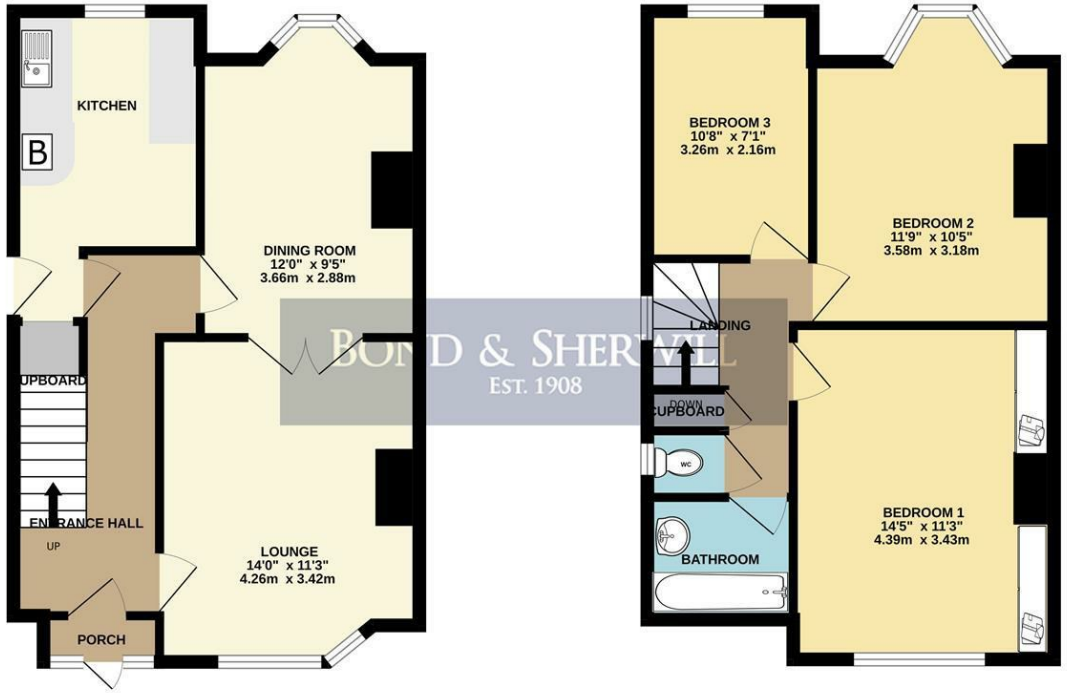






GROUND-FLOOR
459 sq.ft. (42.6 sq.m.) approx.

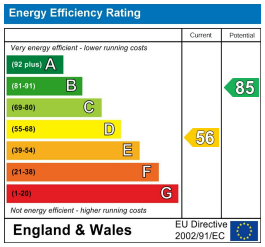
FIRST-FLOOR
457 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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