

Linden Avenue | | Coulsdon | CR5 3BT

Guide Price £400,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £400,000 - £425,000
Situated within a popular cul-de-sac this charming three-bedroom, semi-detached 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, a lounge, kitchen, bathroom and three bedrooms.

Additional features include own rear garden.

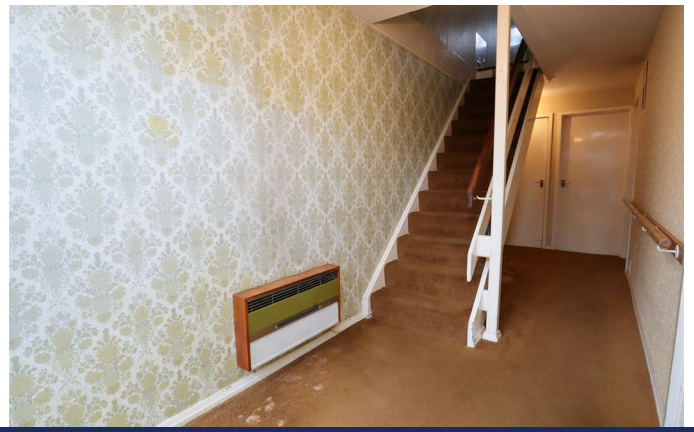
Coulsdon South and Woodmansterne Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick 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
The entrance hall includes two double-glazed windows, cupboard, electric heater and stairs ascending to first-floor.







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W.C
The W.C includes double-glazed window, low-level W.C and wash-hand basin.

Lounge
The lounge includes a double-glazed window.

Kitchen
The kitchen includes base level units with work surface area, sink with drainer, double-glazed window, cupboard and double-glazed door leading to rear garden.

Landing
The landing includes cupboard and loft hatch.

Bedroom One
Bedroom one includes double-glazed window.

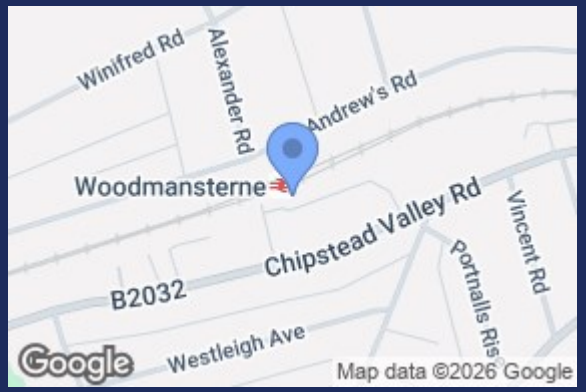
Bedroom Two
Bedroom two includes double-glazed window.

Bedroom Three
Bedroom three includes double-glazed window.

Bathroom
The bathroom includes low-level W.C, wash-hand basin, tile-enclosed bath with shower hose attachment and double-glazed window.

Rear Garden
The rear garden is tiered with features including side access and a water tap.

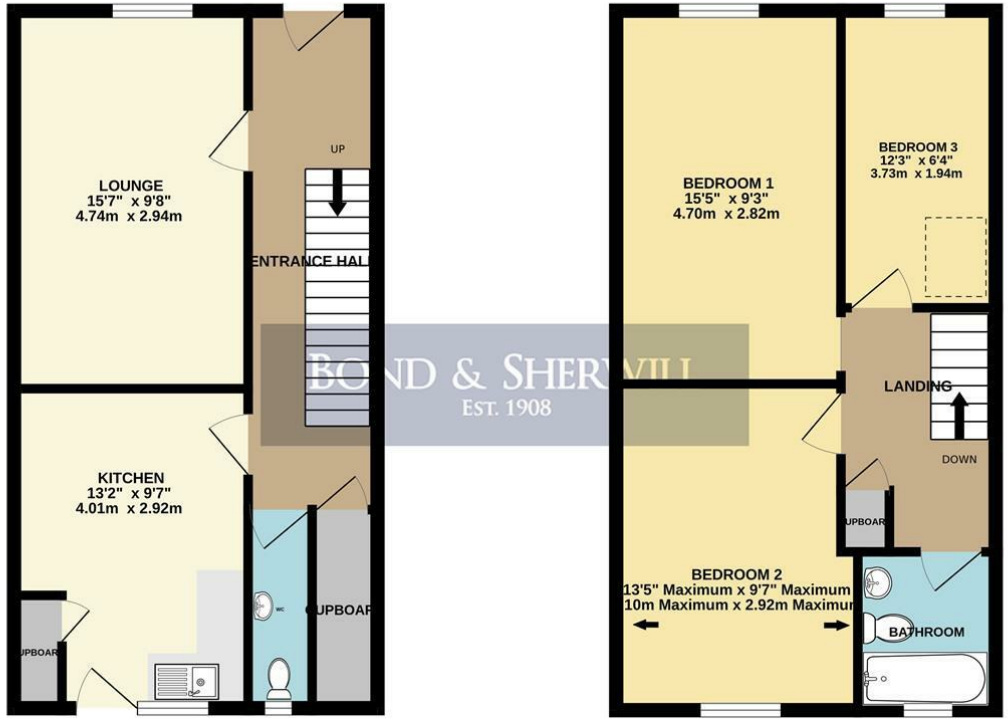






GROUND-FLOOR
430 sq.ft. (39.9 sq.m.) approx.

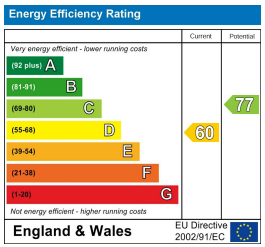
FIRST-FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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