



Middle Close

Perfect for first time buyers this three-bedroom, mid terraced, property enjoys a good-sized rear garden and the ideal amount of space for a growing family.

The interior includes lounge, games room, kitchen/diner, three bedrooms and bathroom. In addition the mostly-level rear garden includes a brick-built shed and a decked area.

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Porch

The porch includes double-glazed windows and double-glazed glass-panel front door.

Entrance Hall

The entrance hall includes double-glazed window, radiator, stairs ascending to first-floor and two under-stairs cupboards.

Lounge

The lounge includes three-casement double-glazed window, radiator and coved ceiling.

Kitchen/Diner

The kitchen/diner includes wall & base level units with work surface area, space for washing machine, four-ring gas hob with concealed extractor fan, gas oven, inset stainless-steel sink with drainer, two-casement double-glazed window, pantry, partially-tiled walls, space for American-style fridge-freezer, double-glazed glass-panel door to games room, wall-mounted Worcester boiler and coved ceiling.

Games Room

The games room is dual-aspect and includes two single-casement double-glazed windows, radiator, double-glazed glass-panel door to rear garden and down-lights.

Landing

The landing includes smoke alarm and elevated door leading to loft.

Master Bedroom

The master bedroom includes two-casement double-glazed window and radiator.

Bedroom Two

Bedroom two includes storage cupboard, radiator and single-casement double-glazed window.

Bedroom Three

Bedroom three includes single-casement double-glazed window, radiator and coved ceiling.

Bathroom

The bathroom includes panel-enclosed bath with shower hose attachment, pedestal wash-hand basin, low-level W.C with dual-flush, two casement double-glazed opaque window, radiator and partially-tiled walls.

Rear Garden

The rear garden is mostly level and includes brick-built shed, water tap, a partially decked area, double power socket and a range of plants & shrubs.

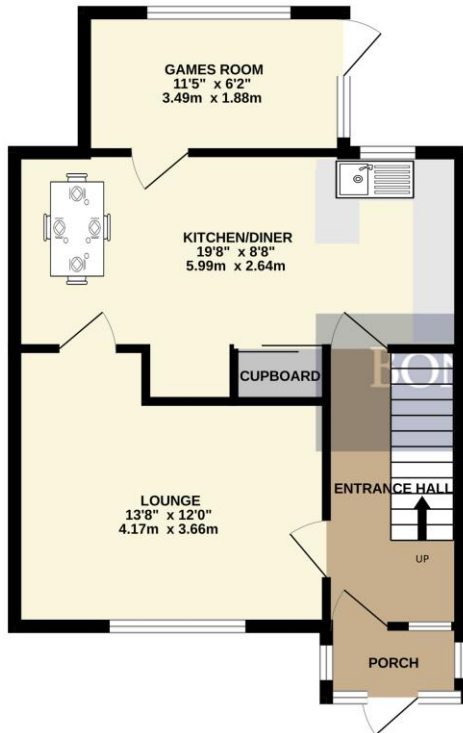


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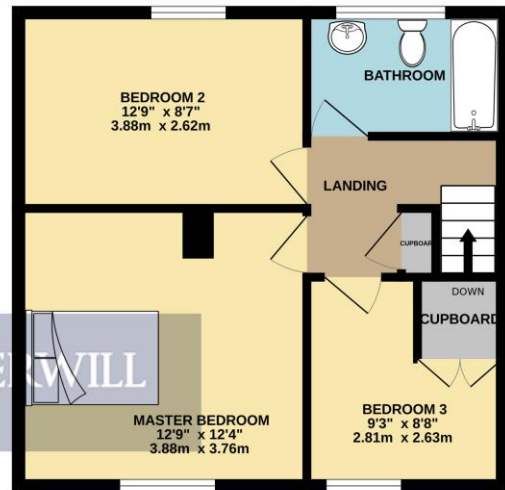
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GROUND-FLOOR
501 sq.ft. (46.6 sq.m.) approx.



FIRST-FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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