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BOND & SHERWILL



Portnalls Close

Located on a popular cul-de-sac this three-bedroom terrace property has been well-kept and comes to the market with no onward chain and potential to extend subject to planning permission.

The interior features an open-plan kitchen/diner with an additional reception room and W.C. The first floor consists of three bedrooms and bathroom.

External features include mostly-level rear garden and a capacious garden room.

Portnalls Close is within a short distance of Woodmansterne and Coulsdon South Train Stations, which offer swift and easy access to London Victoria, London Bridge, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley can be used to reach a variety of destinations including Heathrow Airport and the South Coast.

Local open spaces such as Farthing Downs, Coulsdon Common, Happy Valley and Banstead Woods are great places for rambling, dog-walking and picnics. Coulsdon Town offers bus routes and comprehensive shopping facilities, including a Post Office, Library, Aldi supermarket and Waitrose supermarket, while both Smitham Primary School and Chipstead Valley Primary School are highly-rated local schools.

Guide-Price: £450,000 - £475,000

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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Entrance Hall

The entrance hall includes wooden floor, radiator, under-stairs cupboard, down-lights and stairs ascending to first-floor.



Lounge

The lounge includes double-glazed two-casement window and radiator.



W.C

The W.C includes low-level W.C with dual-flush, radiator, wash-hand basin, partially-tiled walls, tiled floor, extractor fan and down-lights.



Dining Area

The dining area includes wooden flooring, radiator, double-glazed sliding door to rear garden and down-lights.



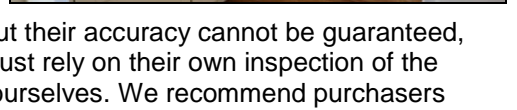
Kitchen Area

The kitchen area includes wall & base level units with work surface area, porcelain one & a half bowl sink with drainer, double-glazed single-casement window, four-ring gas hob, gas oven, stainless-steel extractor hood, wooden flooring, partially-tiled walls, integrated fridge-freezer, integrated AEG dishwasher, integrated AEG washing machine, concealed Worcester boiler, and down-lights.



Landing

The landing includes smoke alarm, down-lights and loft hatch.



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Master Bedroom

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



Bedroom Two

Bedroom two includes double-glazed two-casement window and radiator.



Bedroom Three

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

Bathroom

The bathroom includes tiled floor, chrome heated towel rail, vanity unit incorporating wash-hand basin, partially-tiled walls, tile-enclosed bath with shower hose attachment, double-glazed single-casement opaque window, low-level W.C with dual-flush, shower enclosure, down-lights and extractor fan.



Front Garden

Rear Garden

The rear garden is partially laid to lawn and partially decked and includes rear access, lighting, water tap and a range of plants & shrubs.

Garden Room

The garden room includes two double-glazed single-casement windows, double-glazed glass-panel door and power.



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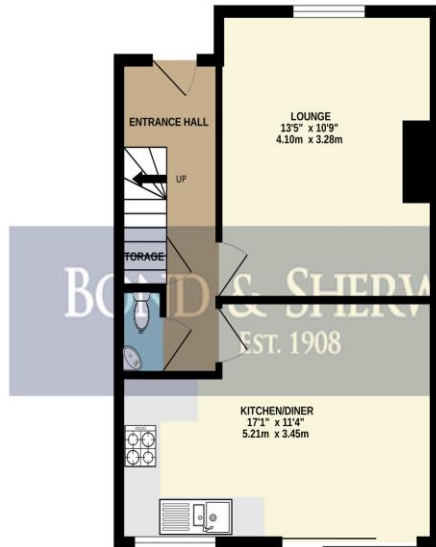
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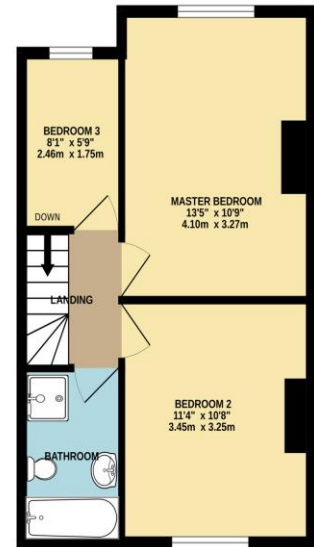
GARDEN ROOM
111 sq.ft. (10.3 sq.m.) approx.



GROUND-FLOOR
425 sq.ft. (39.5 sq.m.) approx.



FIRST-FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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