



Windermere Road

Located on this popular residential road, this three-bedroom semi-detached property comes to the market with no onward chain and perfect for anyone who wants to live within good proximity to Coulsdon Town Centre.

Internally, the property has been maintained to a high standard and boasts a modern open-plan kitchen/diner, living room with a feature bay window, W.C and a lean-to which would be ideal for a home office. The first-floor features three good-size bedrooms and a stunning bathroom.

Externally, the property features a good-size rear garden and off-street parking for multiple cars to the front.

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.

Guide-Price: £600,000 - £625,000

BOND & SHERWILL

Windermere Road

Entrance Hall

The entrance hall includes wooden flooring, double-glazed frosted-effect two-casement window, radiator, under-stairs cupboard, smoke alarm and stairs ascending to first-floor.



Lounge

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

W.C

The W.C includes wooden flooring, partially-tiled walls, wash-hand basin with stainless-steel mixer tap, opaque single-casement window, low-level W.C, chrome towel rail and wall-mounted Vailant boiler.



Kitchen/Diner

The kitchen/diner includes wooden flooring, kitchen island with base-level units & space for seven-ring cooker, wall & base level units with work surface area, space for washing machine, space for dishwasher, one & a half bowl sink with drainer area, space for American-style fridge-freezer, double-glazed single-casement window, double-glazed glass-panel door to rear garden and smoke alarm.



Study

The study includes door to rear garden, radiator and door to front of property.



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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Landing

The landing includes double-glazed two-casement frosted-effect window, dado rail, smoke alarm, loft hatch and down-lights.

Master Bedroom

The master bedroom includes double-glazed five-casement feature bay window, fitted wardrobe and radiator.



Bedroom Two

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



Bedroom Three

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

Bathroom

The bathroom includes double-glazed single-casement frosted-effect window, vanity unit incorporating wash-hand basin, free-standing bath, shower enclosure with wall-fixed controls, low-level W.C, heated towel rail, partially-tiled walls, tiled floor and down-lights.



Rear Garden

The rear garden is partially laid to lawn with a patio area, while features include a pond, shed, lighting and a range of plants & shrubs.

Front Garden

The front garden includes a side gate leading to storage area, driveway with off-street parking and a range of plants & shrubs.



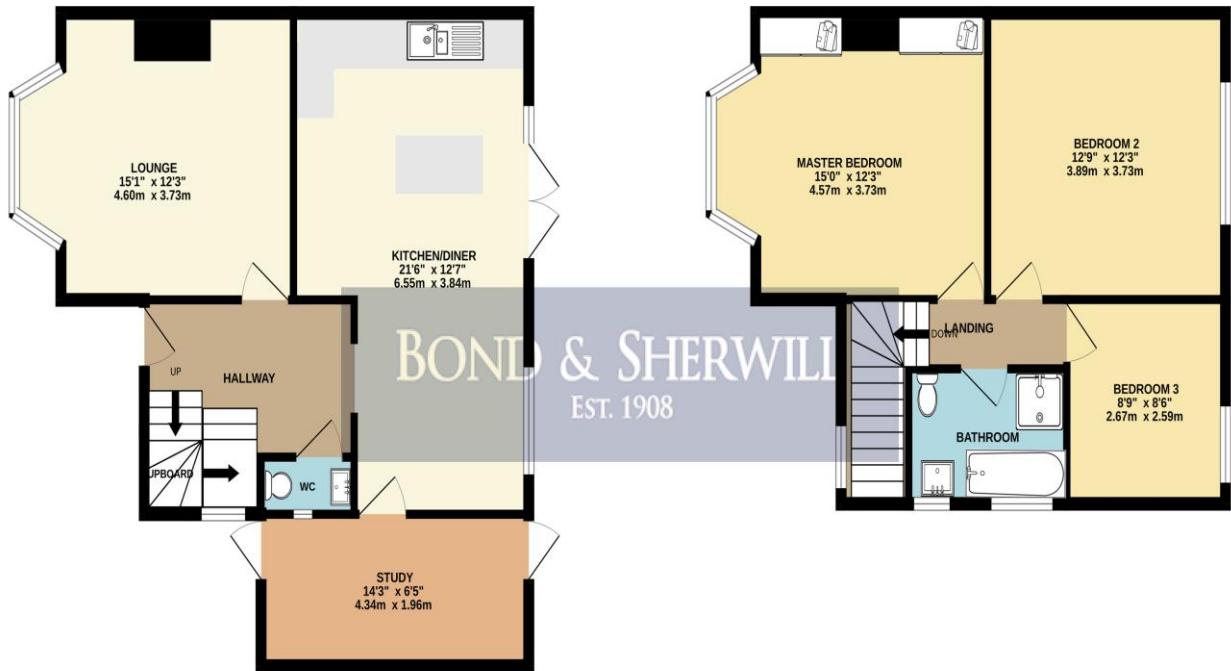
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GROUND-FLOOR
605 sq.ft. (56.2 sq.m.) approx.

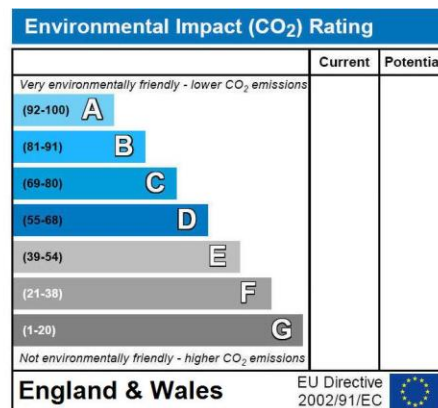
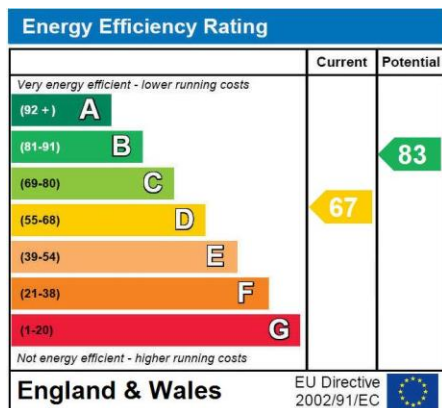
FIRST-FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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Energy Performance Certificate



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