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BOND & SHERWILL



Forge Avenue

Guide-Price: £475,000 - £500,000

Located in the village of Old Coulsdon this detached, chain-free, three-bedroom bungalow benefits from off-street parking and a garage.

The interior includes three bedrooms, good-sized lounge, conservatory, kitchen and shower room. The property benefits from its own rear garden with side access.

Popular local schools include Keston Primary School, Chipstead Valley Primary School, Smitham Primary School, Coulsdon C of E Primary School, Oasis Academy Coulsdon and Coulsdon Sixth Form College. The Farthing Downs, New Hill and the Happy Valley form some of Surrey's finest countryside offering numerous opportunities for walks, cycling and picnics. Local shops, restaurants and amenities are available just a short walk away on Coulsdon Road.

Local bus routes include the 466 and 404 which can be used for destinations including Central Croydon, East Croydon, Purley, Caterham and Coulsdon South. Coulsdon South Railway Station offers swift and easy access into London Victoria, London Bridge, Kings Cross, St Pancras International, Gatwick Airport, Brighton and many other major stations. The M23/M25 interchange at Hooley can be used to access the national motorway network.

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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Hallway

The hallway includes cupboard, radiator, picture rail, loft hatch and smoke alarm.



Bedroom One

Bedroom one is dual-aspect and includes double-glazed four-casement feature bay window, double-glazed single-casement window, radiator and picture rail.



Bedroom Two

Bedroom two includes double-glazed single-casement window to conservatory and radiator.



Bedroom Three

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



Kitchen

The kitchen includes wall & base level units with work surface area, space for washing machine, space for free-standing fridge-freezer, four-ring gas hob, oven, concealed extractor hood, double-glazed single-casement window, one & a half bowl stainless-steel sink with drainer, concealed Vailant boiler, partially-tiled walls and tiled floor.

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Shower Room

The shower room includes shower with wall-mounted controls, low-level W.C with dual-flush, radiator, double-glazed two-casement opaque window, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, partially-tiled walls and down-lights.



Lounge

The lounge includes double-glazed three-casement window, radiator, double-glazed window and double-glazed glass-panel double doors to conservatory.



Conservatory

The conservatory includes double-glazed windows, radiator and glass-panel double-glazed door to rear garden.

Rear Garden

The rear garden is partially laid to lawn with a patio area. Features include water tap and side access.



Garage

The garage includes an up & over door and a door to rear garden.

Front of Property

The front of the property includes off-street parking in addition to a shared driveway leading to the garage.



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TOTAL FLOOR AREA - 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(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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