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BOND & SHERWILL



Coniston Road

Ideally-located on a popular residential road close to Coulsdon Town Centre this three-bedroom, terraced house is perfect for anyone who commutes.

Internally, the property is perfect for somebody who wants to put their own stamp on their new home and features a lounge and separate dining room, sun room, kitchen, three good-size bedrooms and bathroom.

Additional benefits include a front garden with off-street parking and own rear garden.

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. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

Guide-Price: £425,000 - £450,000

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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Porch

The porch includes three double-glazed opaque windows.



Entrance Hall

The entrance hall includes stairs ascending to first-floor, space under stairs & cupboard under stairs housing gas & electric meters.

Lounge

The lounge includes double-glazed feature bay window.



Dining Room

The dining room includes internal window to sun room.



Sun Room

The sun room includes double-glazed window and double-glazed glass-panel door to rear garden.

Kitchen

The kitchen includes partially-tiled walls, wall & base level unit with work surface area, sink with drainer, space for free-standing cooker, double-glazed single-casement window, and space for washing machine.



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Landing

The landing includes a loft hatch.

Bedroom One

Bedroom one includes double-glazed two-casement window and fitted wardrobes.



Bedroom Two

Bedroom two includes double-glazed feature bay window.



Bedroom Three

Bedroom three includes double-glazed single-casement window.

Bathroom

The bathroom includes low-level W.C with dual-flush, pedestal wash-hand basin, partially-tiled walls, panel-enclosed bath, double-glazed opaque window and extractor fan.



Rear Garden

The rear garden is mostly laid to lawn and includes a range of trees, shrubs & plants.

Front Garden

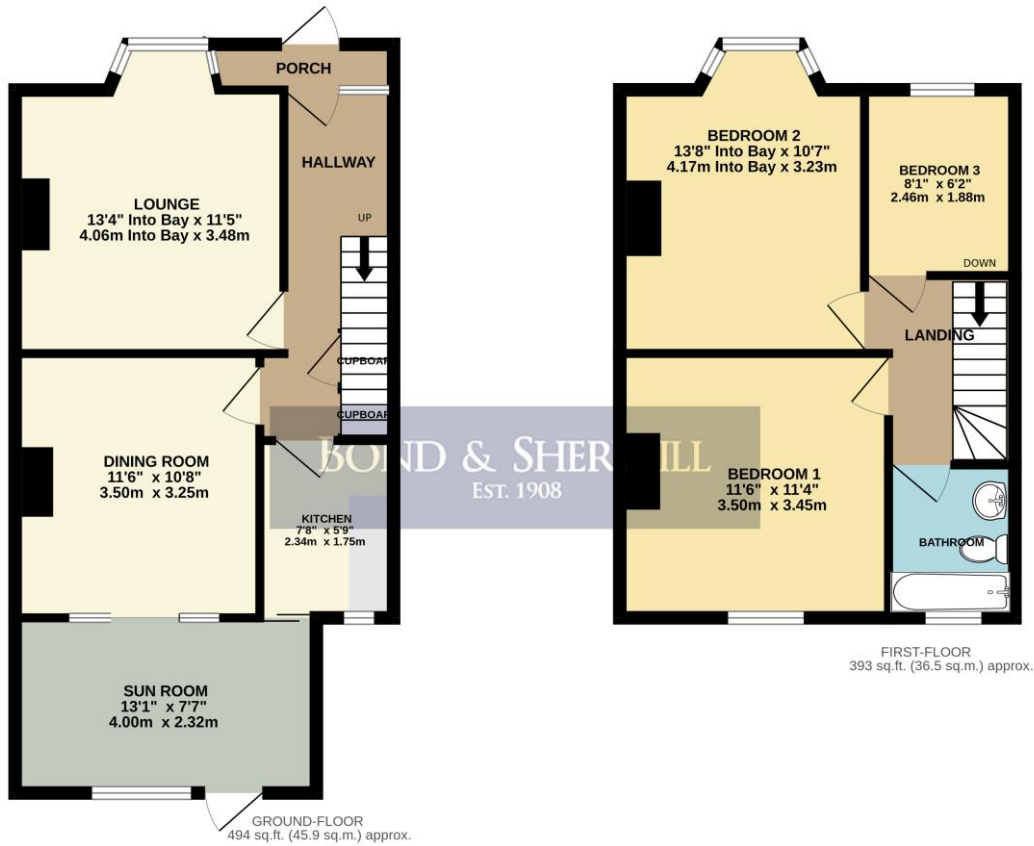
The front garden is partially laid to lawn and includes off-street parking.



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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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(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		84
(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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