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BOND & SHERWILL



Richland Avenue

Guide-Price: £475,000 - £500,000.

Located on a popular road within good proximity to Woodcote Park Golf Club this three-bedroom, end of terrace house is chain-free and perfect for anyone who wants a good size rear garden.

The interior has been well-maintained and features an entrance hall, approx 22'9ft long lounge/diner with access out to the rear garden, kitchen, W.C, storage room, three bedrooms and bathroom.

The exterior features a good-size rear garden with direct access out to the Clockhouse Recreation Ground and potential to extend subject to planning permission.

Woodmansterne & Coulsdon South 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 widely 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, while the Clockhouse Recreation Ground and Hatch Lane woodland path offer walks through to Woodmansterne village.

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 an opaque double-glazed window, tiled floor, stairs ascending to first floor, radiator and light.



W.C

The W.C includes a low-level W.C with dual-flush, wash-hand basin, opaque double-glazed window and light.

Lounge

The lounge is dual-aspect and includes a triple-casement double-glazed window, double-glazed glass-panel double doors leading to the rear garden, tiled floor, two radiators and two lights.



Kitchen

The kitchen includes a range of wall and base units with work surface area, stainless steel sink with mixer tap and drainer, four-zone electric induction hob with electric oven and extractor hood, part-tiled walls, tiled floor, space for washing machine, space for fridge-freezer, dual-casement double-glazed window, two built-in storage cupboards and light.



Storage Area

The storage area includes one single-casement double-glazed opaque window, one double-glazed opaque window and light.

Landing

The landing includes a triple-casement double-glazed window, built-in storage cupboard, loft hatch and light.



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Master Bedroom

The master bedroom includes a triple-casement double-glazed window, built-in wardrobe, radiator and light.



Second Bedroom

The second bedroom includes a triple-casement double-glazed window, built-in wardrobe, radiator and light.



Bedroom Three

Bedroom three includes a single-casement double-glazed window, radiator and light.



Bathroom

The bathroom includes a panel-enclosed bath with mixer tap and shower hose attachment, pedestal sink, low-level W.C. with dual flush, part-tiled walls, dual-casement double-glazed opaque window, towel radiator and light.

Rear Garden

The rear garden is mostly laid-to-lawn with a patio area and a rear gate leading to Corrigan Recreation Ground



Front Garden

The front garden is mostly laid-to-lawn with a range of shrubs and flowers.

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GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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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