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BOND & SHERWILL



Brighton Road, Hooley

Located just moments from the M23/M25 interchange, this two-bedroom detached property comes to the market perfect for anyone who wants a property they can put their own stamp on.

Internally, the ground floor features an open-plan lounge/diner, modern bathroom, kitchen, conservatory, lean to and two good-size dual-aspect bedrooms. The first floor includes a loft room.

Externally, the property benefits from a mostly-level rear garden, off-street parking for multiple vehicles and a garage.

The village of Hooley is just a short drive from the M23/25 intersection which can be used to access the rest of the national motorway network. The local 405 bus can be used for journeys to Coulsdon, West Croydon and Redhill while Coulsdon South Railway Station offers trains into Central London. Additionally, local shops and amenities include a BP garage, Starbucks and a newsagents.

Guide-Price: £475,000 - £500,000

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



Hallway

The hallway includes radiator and stained-glass effect internal window to lounge.

Master Bedroom

The master bedroom is dual-aspect and includes two-casement double-glazed window, window with secondary-glazing and radiator.



Bedroom Two

Bedroom two is dual-aspect and includes two-casement double-glazed window, window with secondary-glazing and radiator.



Bathroom

The bathroom includes free-standing bath with mixer tap, low-level W.C with dual-flush, pedestal wash-hand basin with mixer tap, shower enclosure, chrome heated towel rail, tiled floor, partially-tiled walls and three single-glazed stained glass effect windows.

Kitchen

The kitchen includes wall & base level units with work surface area, wall-mounted combination boiler, space for microwave, two-casement double-glazed window, stainless-steel sink with drainer & mixer tap, space for oven, four-ring electric hob with extractor hood, two-casement double-glazed window, single-glazed window to lean-to, glass-panel door to lean-to, cupboard with space for free-standing fridge-freezer, storage cupboard, serving hatch to lounge/diner, partially-tiled walls and stairs to loft room.



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Lounge/Diner

The lounge/diner includes two single-glazed windows, double-doors to conservatory, two-casement double-glazed window, radiator and feature wooden beams.

Conservatory

The conservatory includes double-glazed windows and double-glazed glass-panel double-doors to rear garden.

Lean To

The lean to is dual-aspect and includes double-glazed glass-panel door to front of property, double-glazed window, and double-glazed glass-panel door to rear garden.

Loft Room

The loft room includes two cupboards into eaves, double-glazed single-casement window and down-lights.

Garage

The garage includes an up & over door.

Rear Garden

The level rear garden is mostly laid to lawn and includes side access, shed, water tap, decked area and hedges.

Front Garden

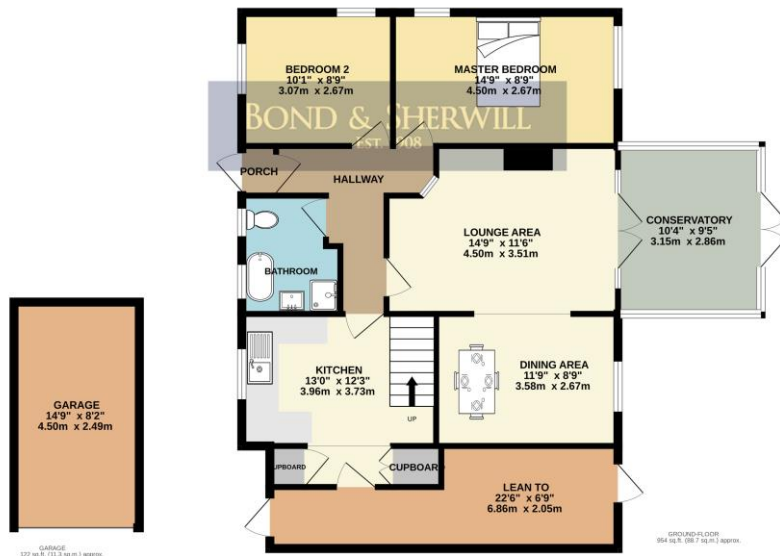
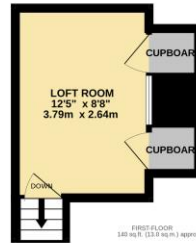
The front garden is paved and includes a range of plants & shrubs, trees, a decked area and off-street parking for multiple vehicles.



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TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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		76
(55-68)	D	58	
(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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