

BOND & SHERWILL



Markfield, Court Wood Lane

Guide-Price: £400,000 - £425,000

Located in a secluded residential cul-de-sac, this three-bedroom mid-terrace property comes to the market having been well-maintained by the current owners and is perfect for anyone looking for a family home.

Internally, on the ground floor, the property consists of a good-size lounge, kitchen/diner and W.C. On the first floor there are two double bedrooms and further good-size bedroom, all with integral wardrobes, as well as a modern shower room. Additional features include gas central heating and double-glazing throughout.

Externally, the property benefits from its own rear garden and a garage en-bloc.

The 353 bus route offers swift and easy access to Hayes Railway Station, Orpington Railway Station and the Walnut shopping centre. Further transport can be found via the tramway at Gravel Hill to destinations including New Addington and East Croydon Railway Station.

The property is located moments away from Selsdon Wood nature reserve which offers scenic walking routes. Additional green spaces include North Down playing fields and Addington Park. There are also a variety of golf courses including Farleigh Golf Club, Addington Court Golf Club and Addington Palace Golf Club. Additional sports facilities include New Addington Leisure Centre and Croydon High Sports and Fitness Club. A range of shops and restaurants can be found on the main high street in Selsdon.

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 a double-glazed opaque glass-panel entrance door, double-glazed window, laminate floor, light and cloak cupboard.



W.C.

The W.C. includes a double-glazed opaque window, W.C, wall-mounted combination boiler, wash-hand basin, tiled floor, radiator and light.

Lounge

The lounge includes a dual-casement double-glazed window, covered ceiling, two concealed radiators, laminate floor and two lights.



Dining Area

The dining area includes double-glazed sliding patio doors, covered ceiling, radiator, laminate floor and light.



Kitchen Area

The kitchen area contains a range of wall and base units with work surface area and upstand, stainless-steel sink unit with mixer tap and drainer, four-ring induction hob and oven with a stainless-steel extractor hood, under-stairs storage cupboard housing a free-standing fridge/freezer, additional storage cupboard housing additional fridge/freezer, dual-casement double-glazed window and light.



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Landing

The landing includes a loft hatch, storage cupboard and light.



Master Bedroom

The master bedroom includes a single-casement double-glazed window, integral wardrobe, radiator and light.

Bedroom Two

Bedroom two includes a dual-casement double-glazed window, integral wardrobe, radiator and light.



Bedroom Three

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



Bathroom

The bathroom includes a tile-enclosed shower cubicle, pedestal wash-hand basin with mixer tap, low-level W.C. with dual-flush, part-tiled walls, chrome towel radiator, two double-glazed opaque windows and light.

Rear Garden

The rear garden is mostly laid-to-lawn with a patio area and separate gravel area.



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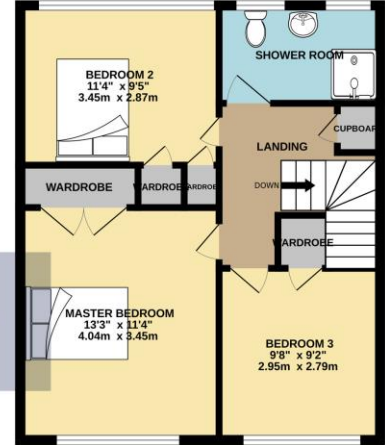
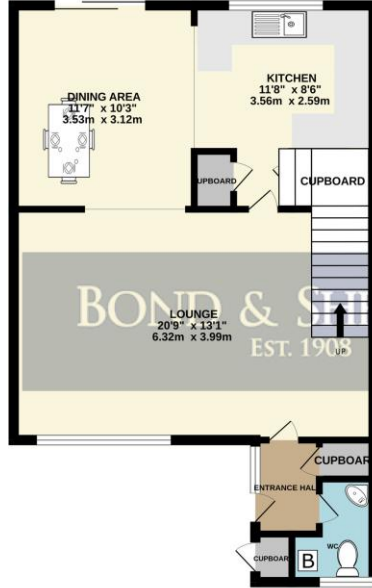
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GARAGE
143 sq.ft. (13.3 sq.m.) approx.

GROUND-FLOOR

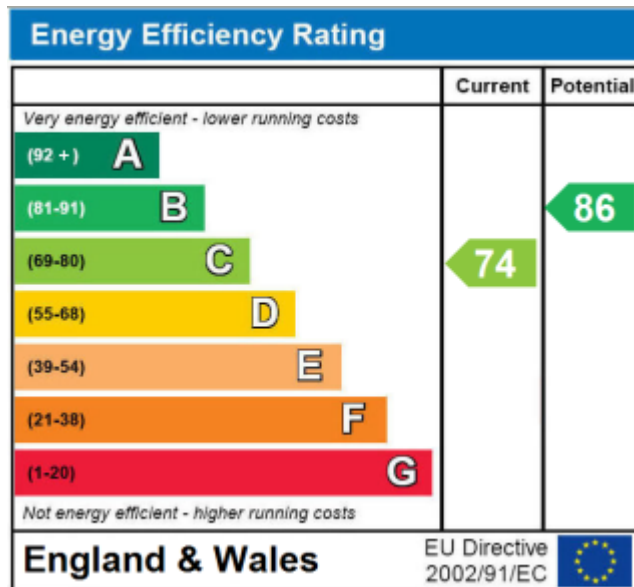
FIRST-FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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



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