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## *BOND & SHERWILL*



### *Forge Avenue*

**£475,000**

Located in the village of Old Coulsdon this semi-detached, two-bedroom property comes to the market chain-free and is perfect for anyone looking for a bungalow.

The interior includes two bedrooms, good-sized lounge, conservatory, kitchen and bathroom. Externally the property benefits from its own driveway, garage and 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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## *Forge Avenue*

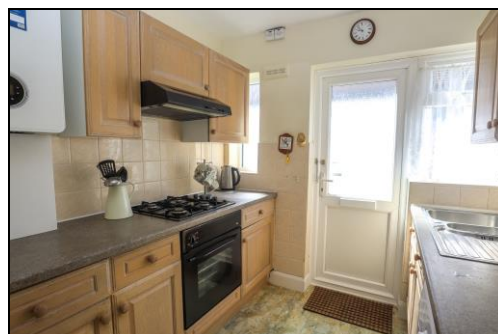
### **Hallway**

The hallway includes a storage cupboard, picture rail, loft hatch, light and radiator.



### **Master Bedroom**

The master bedroom is dual-aspect and includes a feature triple-casement double-glazed bay window, double-glazed window, coved ceiling, light and radiator.



### **Kitchen**

The kitchen includes a range of wall and base units with work surface area, one and a half sink with drainer and mixer tap, space for free-standing fridge/freezer, space for washing machine, four ring gas hob with extractor hood and electric oven, wall-mounted Worcester boiler, glass-panel double-glazed opaque door leading to driveway, one opaque double-glazed window, one single-casement double-glazed window, part-tiled walls and light.



### **Bathroom**

The bathroom includes a panel-enclosed bath with electric shower, low-level W.C. with dual-flush, vanity unit incorporating wash hand basin with mixer tap, coved ceiling, fully-tiled walls, single-casement double-glazed opaque window, light and radiator.



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### **Bedroom Two**

Bedroom Two includes a coved ceiling, single-casement double-glazed window, radiator and light.



### **Lounge**

The lounge includes a feature fireplace with electric fire, marble-effect hearth and wooden surround, dual-casement double-glazed window, double-glazed glass-panel sliding doors, coved ceiling, two lights and two radiators.



### **Conservatory**

The conservatory includes glass-panel double-glazed double doors leading to rear garden, four-casement double-glazed windows, sidelights and radiator.



### **Rear Garden**

The rear garden is mostly laid-to-lawn and includes a shed and side-access.



### **Garage**

The garage includes an up-and-over door, three single-casement single-glazed windows and lighting.

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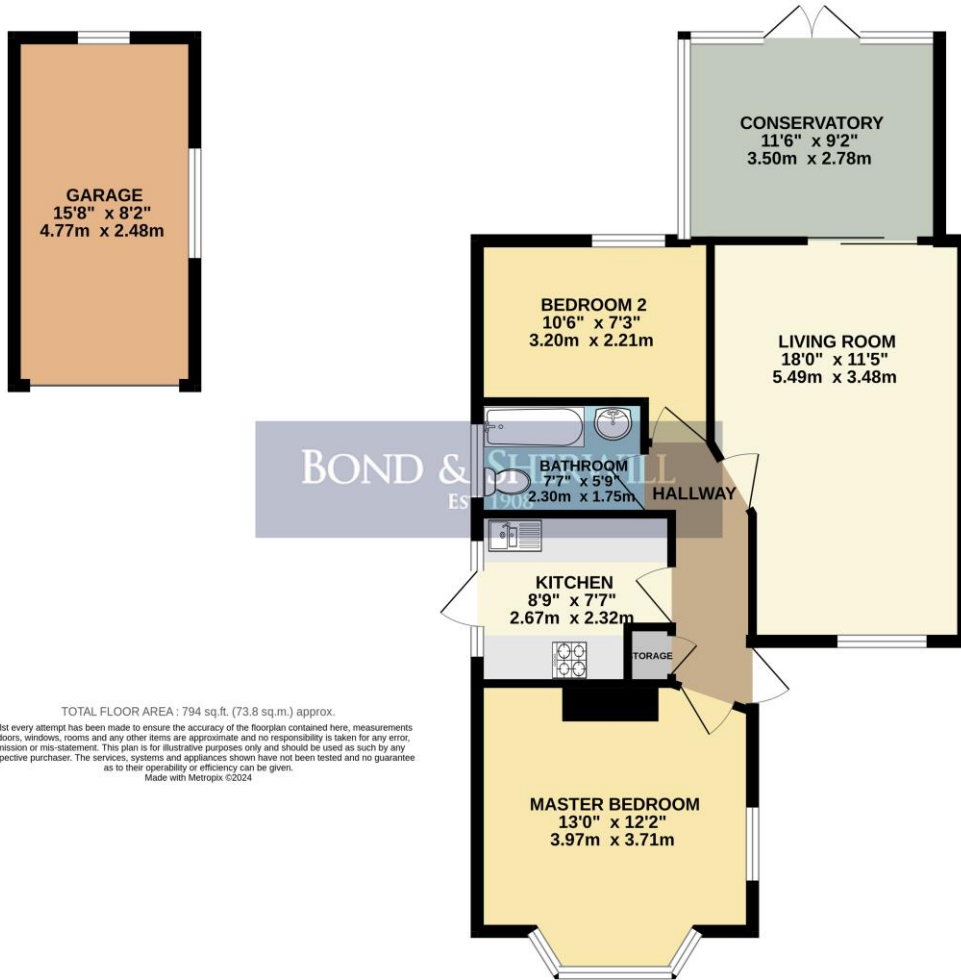


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## Forge Avenue

GARAGE  
127 sq.ft. (11.8 sq.m.) approx.

GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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