



*Kerrill Avenue*

Guide-Price: £580,000 - £600,000

Located in the popular village of Old Coulsdon this three-bedroom, semi-detached property comes to the market with a study and good-size mostly level rear garden.

The interior has been well-kept by the current owner and includes three bedrooms, study, contemporary bathroom with shower, dual-aspect lounge/diner and kitchen.

Additional features include the rear garden which is mostly-level, garage and off-street parking.

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, Coulsdon Common 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.

# BOND & SHERWILL

## *Kerrill Avenue*

### **Entrance Hall**

The entrance hall includes cupboard housing electric meter, two storage cupboards, radiator, wooden flooring and double-glazed opaque window.



### **Lounge/Diner**

The lounge/diner is dual-aspect and includes double-glazed three-casement window, two double-glazed windows, double-glazed glass-panel double doors leading to rear garden, two radiators, dado rail, tiled hearth & surround, coved ceiling and down-lights.



### **Kitchen**

The kitchen includes double-glazed single-casement window, dutch-style door leading to rear garden, partially-tiled walls, tiled floor, wall & base level units with work surface area, one & a half bowl stainless-steel sink with drainer & mixer tap, radiator, oven, space for free-standing fridge/freezer, four-ring gas cooker with concealed extractor hood, integrated dishwasher, wine cooler and down-lights.



### **Bedroom One**

Bedroom One includes double-glazed three-casement window and radiator.

### **Bedroom Two**

Bedroom two includes double-glazed three-casement window and radiator.

### **Bedroom Three**

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



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### **Study**

The study includes double-glazed single-casement window, radiator and wooden flooring.

### **Landing**

The landing includes double-glazed single-casement opaque window and loft hatch.

### **Bathroom**

The bathroom includes shower enclosure, free-standing bath, partially-tiled walls, tiled floor, vanity unit, double-glazed single-casement opaque window, radiator, low-level W.C and extractor fan.

### **Garage**

The garage includes an up & over door, wall-mounted combination boiler and gas meter.

### **Rear Garden**

The rear garden is partially decked and partially laid to lawn and includes water tap, shed, lighting and a range of plants & shrubs.

### **Front Garden**

The front of the property includes off-street parking.



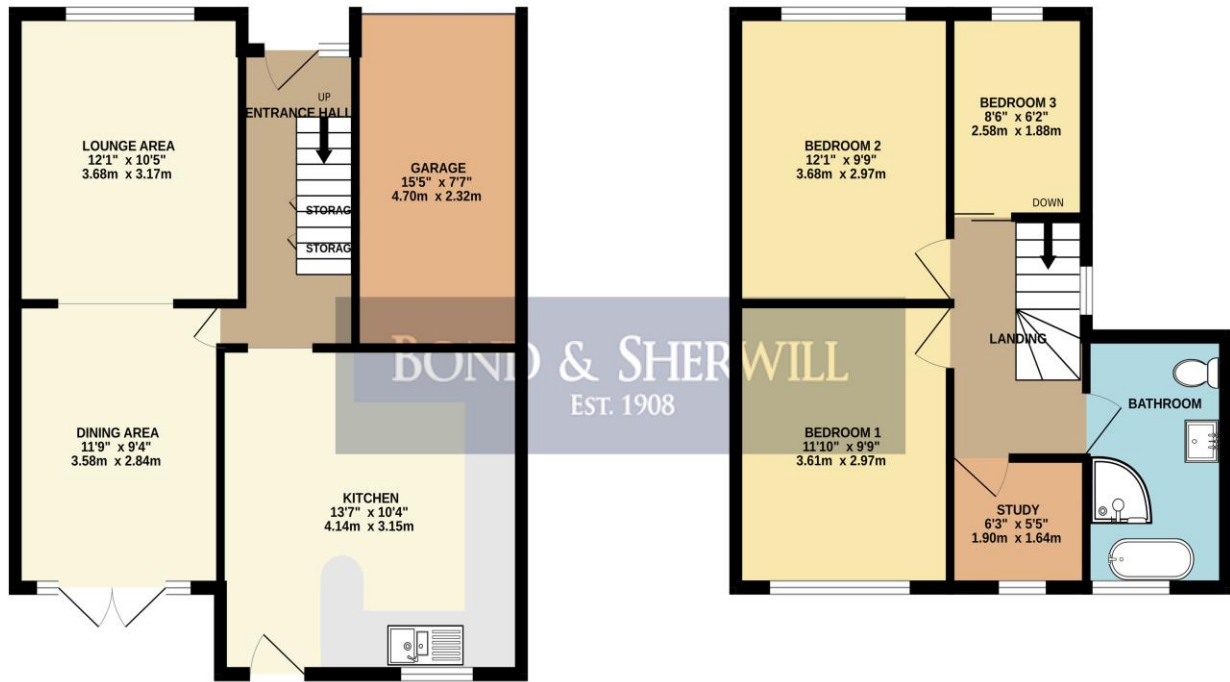
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# BOND & SHERWILL

## Kerrill Avenue

GROUND-FLOOR  
597 sq.ft. (55.4 sq.m.) approx.

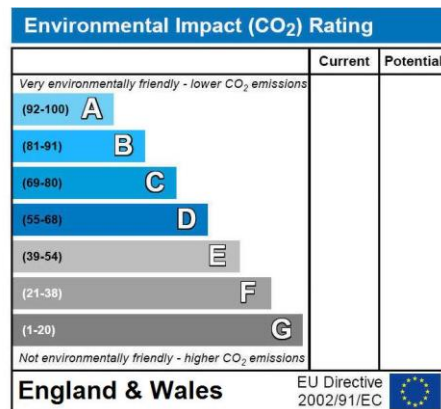
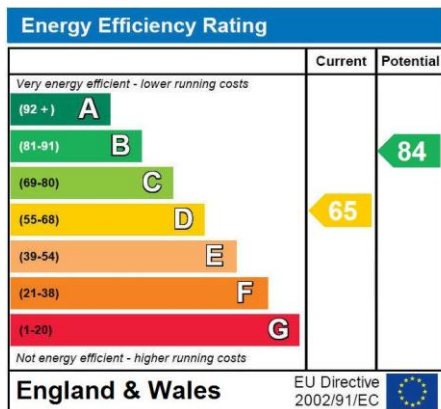
FIRST-FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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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