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## *BOND & SHERWILL*



### *Coulsdon Road*

Located in Caterham this stunning three-bedroom, terraced property is perfect for anyone who wants a garage, off-street parking and their own rear garden.

The contemporary interior includes a modern kitchen, separate porch, open-plan lounge/diner and utility room. The first-floor includes three bedrooms with fitted wardrobes and bathroom.

Additional features include own rear garden with rear access, garage and off-street parking.

Caterham is an ideal place to live for anyone who enjoys open green spaces with local areas of interest including Coulsdon Common, Kenley Common and Surrey National Golf Club.

Shopping is available at the Tesco Superstore and Caterham Town Centre which also features a wide array of amenities, restaurants and bars. Caterham Railway Station can also be used for travel into Central London while the M25 can be accessed at Junction 6.

Popular local schools include St. Francis Primary School, Audley Primary School, Hillcroft Primary School and de Stafford School while the area also features a range of nurseries.

**OIEO £400,000**

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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## *Coulsdon Road*

### **Porch**

The porch includes double-glazed opaque window and radiator.



### **Lounge/Diner**

The lounge/diner includes double-glazed two-casement window, double-glazed glass-panel double-doors leading to utility room, two radiators, picture rail, stairs ascending to first-floor, cupboard under stairs and coved ceiling.



### **Kitchen**

The kitchen includes wall & base level units with work surface area, partially-tiled walls, four-ring gas hob with extractor hood, oven, space for dishwasher, sink with drainer and two-casement single-glazed internal window.



### **Utility Room**

The utility room includes space for washing machine, space for free-standing fridge-freezer, double-glazed single-casement window and double-glazed glass-panel door.



### **Master Bedroom**

The master bedroom includes double-glazed two-casement window, fitted wardrobes and concealed radiator.

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### **Bedroom Two**

Bedroom two includes two-casement double-glazed window, fitted wardrobe, dado rail, wooden flooring and coved ceiling.

### **Bedroom Three**

Bedroom three includes two-casement double-glazed window, fitted wardrobe, dado rail, radiator and coved ceiling.

### **Bathroom**

The bathroom includes tile-enclosed bath with shower hose attachment, double-glazed opaque single-casement window, vanity unit incorporating wash-hand basin with mixer tap, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, partially-tiled walls and wooden flooring.

### **Landing**

The landing includes loft hatch.

### **Rear Garden**

The tiered rear garden is partially decked and partially laid to lawn with features including water tap, lighting and rear access.

### **Garage**

The garage includes electric roller door and door leading to rear garden.



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# BOND & SHERWILL

## Coulsdon Road

GROUND-FLOOR

FIRST-FLOOR



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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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