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BOND & SHERWILL



Brighton Road, Hooley

Located within the village of Hooley this two-bedroom, ground-floor maisonette features its own rear garden and off-street parking making it the perfect purchase for any first time buyers.

The interior includes an entrance hall, open-plan lounge/kitchen, bathroom and two bedrooms, while the exterior includes a beautifully-kept rear garden accessed from the lounge/kitchen and off-street parking to the front.

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.

£ 275,000

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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Front of Property

The front of the property includes off-street parking and storage cupboard to side of property.



Hallway

The hallway includes radiator.

Bedroom One

Bedroom one includes radiator, double-glazed three-casement window and coved ceiling.



Bedroom Two

Bedroom two includes radiator, double-glazed single-casement window and coved ceiling.



Passage

The passage includes under-stairs cupboard.



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Bathroom

The bathroom includes panel-enclosed bath, wash-hand basin, low-level W.C, double-glazed opaque single-casement window, partially-tiled walls, radiator and cupboard housing Worcester boiler.



Lounge Area

The lounge area is open-plan with the kitchen/diner and includes radiator and covered ceiling.



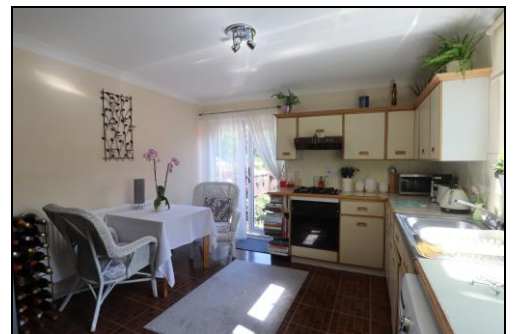
Kitchen/Diner

The kitchen/diner is dual-aspect and includes wall & base level units with work surface area, double-glazed two-casement window, radiator, space for washing machine, space for free-standing fridge-freezer, partially-tiled walls, stainless-steel sink with drainer, four-ring gas hob with extractor hood, oven and double-glazed double doors leading to own rear garden.



Rear Garden

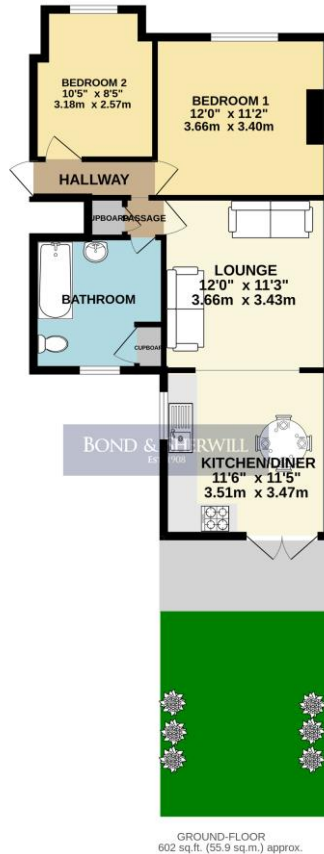
The rear garden is partially laid to lawn and includes a shed and a range of plants & shrubs.



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TOTAL FLOOR AREA : 602 sq.ft. (55.9 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 here 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		
(55-68)	D	68	76
(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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