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BOND & SHERWILL



Barnfield Close

Located on a popular Old Coulsdon cul-de-sac this stunning, contemporary three-bedroom semi-detached property comes to the market perfect for anyone who wants to live in a modern home.

The interior benefits from an open-plan design with a triple-aspect lounge/diner approximately 27 foot long, modern kitchen with integrated appliances, three good-size bedrooms and contemporary bathroom with shower. External benefits include a garage, driveway with off-street parking and good-size rear garden.

The property also benefits having planning permission approved for a single storey side and rear extension. Application Ref. No: 24/00038/HSE

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 on Coulsdon Road.

OIEO £525,000

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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Porch

The porch is dual-aspect and includes feature brick flooring, radiator, double-glazed Georgian-style window and double-glazed two-casement Georgian-style window.



Hallway

The hallway includes wooden flooring, two radiators, under-stairs cupboard, cupboard housing electric meter, double-glazed window, double-glazed Georgian-style glass-panel door leading to side of property, down-lights and stairs ascending to first-floor.



Lounge/Diner

The lounge/diner is triple-aspect and includes wooden flooring, feature brick-built fireplace with stone hearth, double-glazed two-casement Georgian-style window, radiator, double-glazed Georgian-style window, double-glazed two-casement Georgian-style window, dining area, down-lights and double-glazed glass-panel Georgian-style door leading to rear garden.



Front of Property

The front of the property is partially laid to lawn and includes a driveway with off-street parking.

Kitchen

The kitchen includes tiled walls, wall & base level units with work surface area & under-cabinet lighting, double-glazed two-casement Georgian-style window, integrated fridge-freezer, integrated washer/dryer, integrated dishwasher, undermount ceramic sink with stainless-steel mixer tap, oven with stainless-steel extractor hood, four-ring gas hob, concealed wall-mounted Worcester boiler and down-lights.



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Landing

The landing includes double-glazed Georgian-style window, loft hatch and smoke alarm.



Master Bedroom

The master bedroom includes double-glazed three-casement Georgian-style window and radiator.

Bedroom Three

Bedroom three includes radiator, cupboard and double-glazed two-casement Georgian-style window.



Bathroom

The bathroom includes low-level W.C with dual-flush, tiled floor, opaque double-glazed two-casement Georgian-style window, partially-tiled walls, slate-effect feature wall, chrome heated towel rail, pedestal wash-hand basin, shower enclosure with wall-fixed controls & shower hose attachment, opaque double-glazed Georgian-style window, free-standing bath, extractor fan and down-lights.



Garage

The garage includes up & over door and power.

Rear Garden

The rear garden comprises of two tiers. The first tier includes a patio area, water tap, lighting, side access and steps ascending to the second tier. The second tier is mostly laid to lawn.



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BARNFIELD CLOSE

TOTAL FLOOR AREA : 917sq.ft. (85.2 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	84
(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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