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BOND & SHERWILL



St. Andrews Road

Located within good proximity to Woodmansterne Railway Station, this three bedroom semi-detached property comes to the market with a south-east-facing rear garden and impressive character features.

The ground-floor includes a dual-aspect open-plan kitchen/diner, lounge with open fireplace and feature beams, a guest room and a wet room. The first-floor includes three bedrooms and a bathroom. Externally the property benefits from a south-east facing rear garden, driveway with off-street parking for multiple cars and potential to extend subject to planning permission.

Woodmansterne, Coulsdon South and Coulsdon Town Railway Stations offer swift and easy access to a variety of destinations including London Victoria, London Bridge, Kings Cross, St. Pancras International, Gatwick Airport and Brighton, while the M23/M25 interchange at Hooley provides easy access to the South Coast, Gatwick Airport and the national motorway network. In addition the surrounding area is well-served by a variety of bus routes. Local shops include Waitrose and additional supermarkets along with further shopping opportunities and gyms across Croydon, while Coulsdon High Street has a number of popular restaurants. Local green spaces include the stunning Farthing Downs and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

£ 550,000

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 includes double-glazed stained-glass opaque window and glass panel double doors leading into lounge.



Lounge

The lounge includes feature open fireplace with log burner, tiled hearth & brick surround, radiator, double-glazed feature bay window, wall lights, wooden flooring, feature beams and stairs ascending to first-floor.



Kitchen/Diner

The kitchen/diner is dual-aspect and includes base level units with work surface area, stainless-steel sink with drainer & mixer tap, Rangemaster five-ring hob cooker with extractor hood, integrated tumble dryer, integrated washing machine, integrated dish-washer, integrated fridge, integrated freezer, wooden flooring, radiator, double-glazed windows, double-glazed glass-panel double doors leading to rear garden, partially-tiled walls and dining area.



Guest Room

The guest room includes radiator, base units, breakfast bar, stainless-steel sink with mixer tap, space for washing machine partially-tiled walls, down-lights and skylight.

Wet Room

The wet room includes low-level W.C with dual-flush, wash-hand basin with mixer tap, double-glazed opaque window, partially-tiled walls, chrome heated towel rail, shower area, tiled floor and down-lights.



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Landing

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

Master Bedroom

The master bedroom includes double-glazed feature bay window, radiator, fitted wardrobe and picture rail.



Bedroom Two

Bedroom two includes double-glazed window, radiator and cupboard.



Bedroom Three

Bedroom three includes double-glazed window, picture rail and radiator.

Bathroom

The bathroom includes panel-enclosed bath with mixer tap & shower hose attachment, low-level W.C with dual-flush, fully-tiled walls, vanity unit incorporating wash-hand basin with mixer tap, double-glazed opaque window, chrome heated towel rail, tiled floor, extractor fan and down-lights.

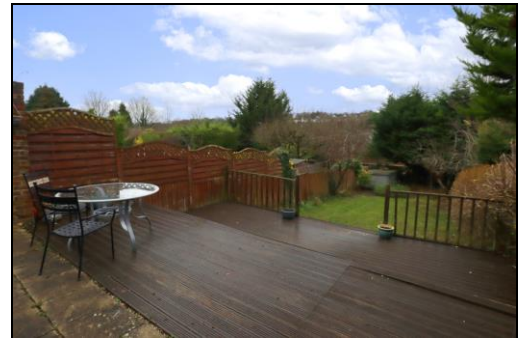


Rear Garden

The rear garden comprises of two decked tiers leading to a laid to lawn tier with a range of hedges, trees and plants.

Front Garden

The front garden includes a driveway with off-street parking, a portion which is laid to lawn and a range of hedges and plants.



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GROUND-FLOOR
685 sq.ft. (63.6 sq.m.) approx.

FIRST-FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	62	
(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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