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## *BOND & SHERWILL*



### *Chipstead Valley Road*

Guide-Price: £450,000 - £475,000

Located within good proximity to Coulsdon Town Centre this three-bedroom, terraced property is within good proximity to popular schools and includes a garage.

The interior includes an open-plan lounge/diner, dual-aspect kitchen, three good-sized bedrooms, bathroom and a separate shower room.

Additional benefits include a driveway with off-street parking to the front, a good-size rear garden and a garage to the rear.

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. In addition to the stunning Farthing Downs and Coulsdon Memorial Ground, the local Surrey countryside provides plenty of other green spaces.

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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### **Entrance Hall**

The entrance hall includes double-glazed opaque single-casement window, radiator, smoke alarm and stairs ascending to first-floor.



### **Lounge Area**

The lounge area is open-plan with the dining area and includes double-glazed four-casement window, radiator, wooden flooring, picture rail, gas fireplace with tiled hearth & wood surround, coved ceiling and down-lights.



### **Dining Area**

The dining area includes wood flooring, radiator, internal window to kitchen and cupboard.

### **Kitchen**

The kitchen includes tiled floor, partially-tiled walls, radiator, wall & base level units with work surface area, one & a half bowl sink with drainer, double-glazed single-casement window, radiator, integrated double oven, four-ring gas hob, space for dishwasher, integrated washing machine, space for free-standing fridge-freezer, integrated freezer, concealed Worcester boiler, two velux windows and down-lights.



### **First-Floor Landing**

The first-floor landing includes smoke alarm, coved ceiling and stairs ascending to first-floor.

### **Bedroom One**

Bedroom one includes double-glazed four-casement window, feature gas fireplace, radiator, cupboard and coved ceiling.



### **Bedroom Two**

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

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### **Bathroom**

The bathroom includes tiled floor, panel-enclosed bath with shower hose attachment, tiled walls, high-level W.C, double-glazed opaque single-casement window, wash-hand basin with stainless-steel mixer tap, towel rail, coved ceiling, extractor fan and down-lights.



### **Second-Floor Landing**

The second-floor landing includes double-glazed opaque single-casement window, coved ceiling and smoke alarm.

### **Shower Room**

The shower room includes tiled floor, partially-tiled walls, shower enclosure with hose attachment & fixed wall controls, pedestal wash-hand basin, low-level W.C with dual-flush, extractor fan and down-lights.



### **Bedroom Three**

Bedroom three is dual-aspect and includes double-glazed two-casement window, skylight, eaves storage, radiator and down-lights.

### **Garage**

The garage includes an electric door, power, lighting and two windows.



### **Rear Garden**

The rear garden is tiered with the first tier comprising a patio area with water tap and lighting. The second tier is mostly laid to lawn, leading to a third tier which is paved with a shed and a brick barbecue. The fourth tier includes rear access and lighting.



### **Front of Property**

The front of the property includes a driveway with off-street parking.

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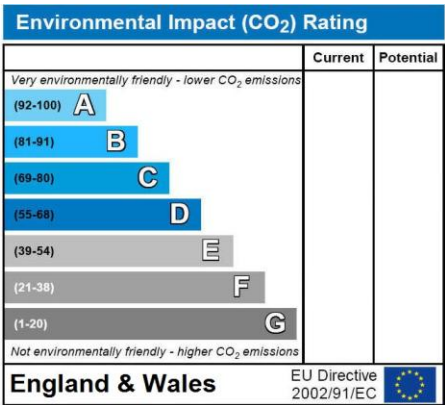
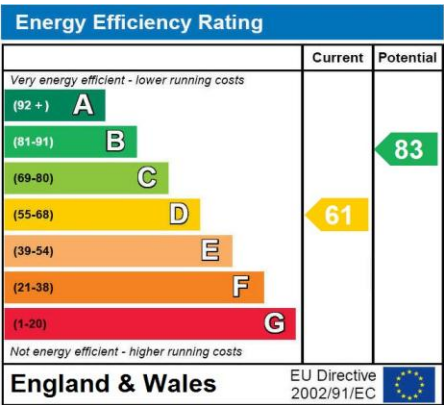
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

## Energy Performance Certificate



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