



Downs Road | | Coulsdon | CR5 1AA

Guide Price £625,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £625,000 - £650,000

Occupying a rarely-available plot located with views over Coulsdon Memorial Ground and on the corner of the entrance to the historic Farthing Downs this three-bedroom, semi-detached property offers a wealth of character features.

The interior includes separate entrance hall, two reception rooms, a dual-aspect kitchen, three bedrooms, bathroom and gas central heating.

Additional features include a good-size rear garden with a secluded feel to it and a garage en-bloc.

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.

There are also a number of golf courses in the local vicinity including Coulsdon Court, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs and leisure facilities. Coulsdon also includes a range of highly-rated schools including Chipstead Valley Primary School, Smitham, Oasis Academy, Woodcote Primary School, Woodcote High School and Coulsdon Sixth Form College.



Rarely-Available Location Next to the Farthing Downs
Character Property
Good-Size Rear Garden With Secluded Feel
Three Good-Size Bedrooms
Dual-Aspect Kitchen
Two Reception Rooms
Garage En-Bloc
Dual-Aspect Bathroom



Entrance Hall

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

Lounge

The lounge is dual-aspect and includes wooden flooring, feature fireplace with stone-effect hearth & wooden surround, two single-glazed windows, radiator, picture rail, coved ceiling and ceiling rose.

Dining Room

The dining room includes wooden flooring, radiator, feature fireplace with stone-effect hearth & wooden surround, three single-glazed sash windows, under-stairs cupboard and ceiling rose.

Kitchen

The kitchen is dual-aspect and includes tiled floor, double-glazed opaque window, double-glazed window, wall & base level units with work surface area, sink with drainer and door leading to rear garden.

Landing

The landing includes loft hatch, carbon monoxide alarm and stained-glass window.

Master Bedroom

The master bedroom includes two fitted wardrobes, cupboard, radiator, two single-glazed sash window with secondary-glazing, picture rail and impressive views over Coulsdon Memorial Grounds.

Bedroom Two

Bedroom two includes fitted wardrobe, cupboard, radiator, single-glazed window with secondary-glazing, feature fireplace with tiled hearth & wooden surround, picture rail and loft hatch.

Bedroom Three

Bedroom three includes radiator and single-glazed window with secondary-glazing.

Bathroom

The bathroom is dual-aspect and includes tiled floor, tiled walls, towel rail, low-level W.,C with dual-flush, tile-enclosed bath with shower hose attachment, two double-glazed single-casement opaque windows, shower area, wash-hand basin with stainless-steel mixer tap and down-lights.

Garage En Bloc

W.C

The ground-floor W.C is access from the rear garden.

Rear Garden

The rear garden is mostly laid to lawn with features including a patio area, water tap, and a range of plants, shrubs & trees.

Front Garden

The front garden includes a range of plants, shrubs & trees.



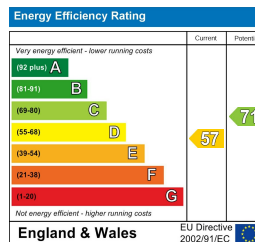
GROUND-FLOOR
554 sq.ft. (51.5 sq.m.) approx.

FIRST-FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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