



The Glade, Coulsdon, CR5 1SR

Guide price £350,000



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

\*Open Day Viewings For Saturday 15th May Now Fully Booked\*

Guide Price - £350,000 - £375,000

Located in a quiet residential road, this three bedroom end of terrace property offers a great opportunity for those who wish to undertake a renovation project.

### Accommodation

The property offers great potential to renovate and extend throughout. It offers a generously sized living dining space through to a once extended kitchen at the rear which overlooks the garden. The kitchen provides access to the garden through the utility room. The family bathroom is also located on the ground floor with a view to be re-configured should you see the potential. The first floor offers three well proportioned bedrooms and a single w/c off the landing. The potential to reconfigure the first floor is vast with the option to convert the loft space, subject to planning permission.

Outside offers a driveway with space for 2/3 cars and side access to the rear garden. The garden also requires landscaping but sits west facing meaning an array of sunshine in the morning, late afternoon and evening.

### Location

Old Coulsdon village offers a wide range of local amenities including shopping parade with an abundance restaurants and delis, pubs and takeaways.

The area is highly regarded for sought after schools including Keston Primary, Coulsdon C of E Primary, Oasis Academy Coulsdon and Coulsdon Sixth Form College. Coulsdon Common and Farthing Downs are also within walking distance. Old Coulsdon is well located to Coulsdon South mainline station and within close proximity to M23/M25 motorways.

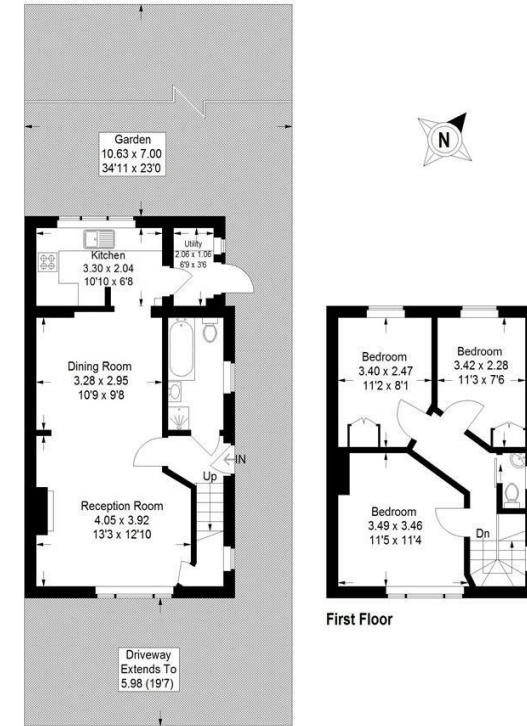
### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

### The Glade

Approximate Gross Internal Area  
 Ground Floor = 45.8 sq m / 493 sq ft  
 First Floor = 34.6 sq m / 372 sq ft  
 Total = 80.4 sq m / 865 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID759610)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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