

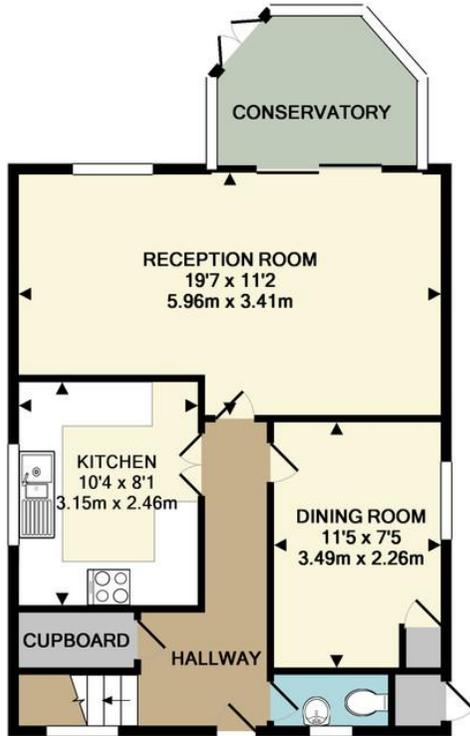


17 Charlton Gardens, Coulsdon, CR5 1AS

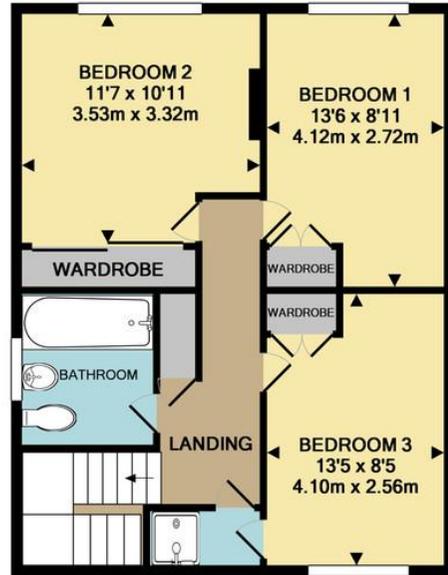


TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

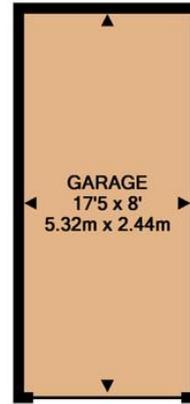
Measurements are approximate, not to scale and for illustrative purposes only.  
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GROUND FLOOR



1ST FLOOR



NOT INCLUDED IN TOTAL FLOOR AREA



The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate and the floor plan is not to scale and should be used for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of this brochure but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. This brochure does not constitute a contract or part of a contract. Travel times are correct at the time of going to press. Before arranging an appointment to view it is your responsibility to research the location by map or street view to assure suitability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

17 Charlton Gardens  
Coulsdon  
CR5 1AS

OFFERS IN EXCESS OF £400,000 FREEHOLD

## Points of Interest

- Three Double Bedrooms
- End of Terrace
- Separate Lounge
- Conservatory
- Dining Room
- Gas Central Heating
- Separate Shower
- Fully Double Glazed
- Landscaped Low Maintenance Rear Garden
- Garage En-Block

### PROPERTY

A well presented end of terrace 3 bedroom family home situated in a quiet cul de sac location within reasonable walking distance of Coulsdon South station.

Located on the end of the terrace, the property is surrounded by stunning lawned communal grounds which provides a degree of privacy, and a lovely outlook giving a semi rural feel. This superb property includes a spacious lounge that overlooks the garden, with the added benefit of a conservatory bringing in an abundance of light. The kitchen is fitted with wall and base units and has a window overlooking the grounds of the development. A separate dining room, and a cloakroom finish the ground floor accommodation. On the first floor, there are 3 good size bedrooms, all benefitting from built in cupboards, and a modern family bathroom. The second bedroom has a door leading to a shower room that has been cleverly transformed from a cupboard space by its current owners.

The garden is low maintenance with patio and is fenced around. There is a gate providing direct access into the communal grounds which has open lawned areas surrounding the property. Plenty of parking surrounds the area on a first come first serve basis, and there is an additional garage en block.

### LOCATION

Charlton Gardens is a turning off Ashbourne Close which in turn is off Woodplace Lane, within easy access to Brighton Road with regular bus services to Coulsdon, Purley, Croydon and Redhill.

Coulsdon South mainline station is about 0.7 miles away providing rail services to London and to Gatwick Airport. Access to the M23/25 intersection at Hooley is just a short drive away. Coulsdon town centre is located close-by and offers a range of shops including Waitrose, Aldi and Tesco Express, bars and restaurants. The property is also situated within easy reach of Farthing Downs with its open spaces and pleasant walks.

Viewing strictly by appointment.

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