





# 71 Chipstead Valley Road, Coulsdon, Surrey,

£389,950

A stunning three bedroom older style property within easy access to Coulsdon Town Centre.

If you are looking for that quaint cottage, a stones through from Coulsdon Town Centre, with feature fireplace, charm and character, yet offering deceptively spacious accommodation then look no further. This lovely property has been upgraded by its current owners, and is offered to the market in good decorative order throughout. It benefits from an open plan lounge-dining area, modern kitchen and bathroom, three bedrooms upstairs, with an additional w.c with hand basin. Outside is a covered area, additional decking area for the opportunity to dine alfresco , lawn area, and access to parking area at the rear of the property.

The property comprises, entrance hall, lounge-dining area, kitchen, and bathroom. Upstairs are three bedroom and cloakroom. Please call now to arrange an appointment to view internally.

Chipstead Valley Road is ideally situated within walking distance of the Town Centre, Two Train Station, and local schools.

## Entrance hall

Lounge 12'4 x 11'5 (3.76m x 3.48m)

Dining area 14'4 x 9'10 (4.37m x 3.00m)

Kitchen 11'3 x 6'4 (3.43m x 1.93m)

Bathroom 7'3 x 5'3 (2.21m x 1.60m)

Stairs to

Bedroom 1 11'4 x 9'4 (3.45m x 2.84m)

Bedroom 2 9'11 x 6'11 (3.02m x 2.11m)

Bedroom 3 9'10 x 6'11 (3.00m x 2.11m)

Cloakroom

Rear garden

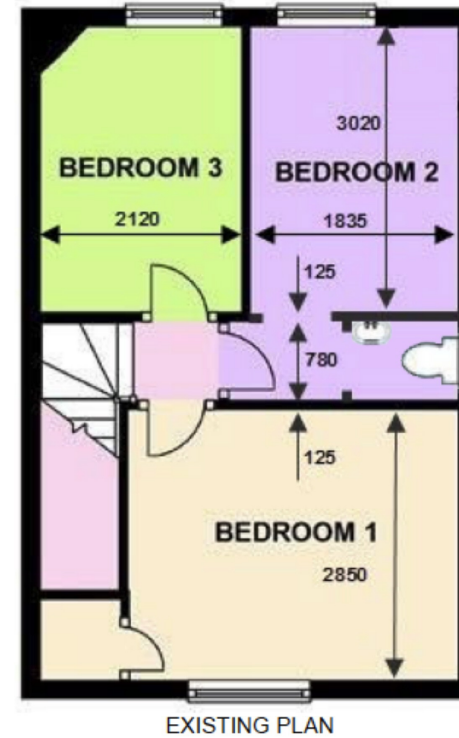
Parking



**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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