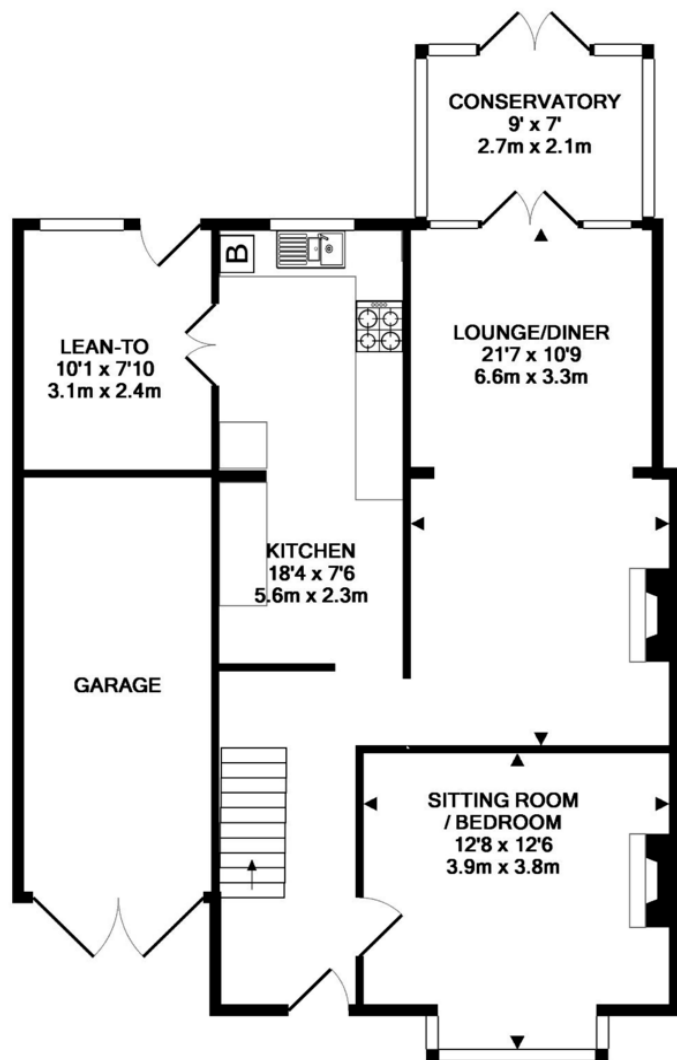


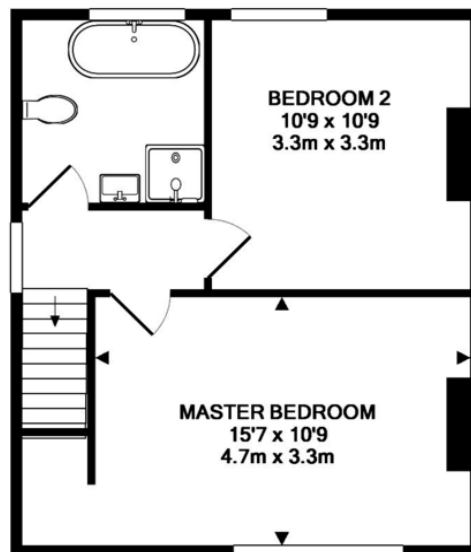


59 Brighton Road, Hooley, Coulsdon, CR5 3EG





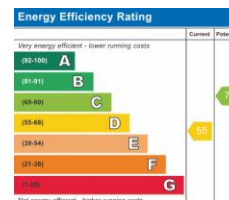
GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.7 SQ.M.)
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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.



59 Brighton Road
Coulsdon
Surrey
CR5 3EG

GUIDE: £400,000
FREEHOLD

Points of Interest

- A Pretty 2/3 bedroom Semi-Detached Cottage
- Beautiful Character Interior
- Sitting Room
- 21'7 Lounge/Dining Room
- Conservatory
- 18'4 Kitchen
- Lean-To
- Low Maintenance Rear Garden
- Driveway Parking
- Garage

THE PROPERTY

A picturesque semi-detached cottage with beautifully presented character interior and attractive low maintenance garden to the rear. The property also benefits from a garage to the side giving potential for conversion or extension, subject to planning permission.

The property comprises a sitting room to the front with square bay window and attractive exposed brick fireplace. (This room could be used as a double bedroom if desired) There is a 21'7 lounge/dining room to the rear with another character fireplace and double doors opening to a conservatory which further leads out to the garden. The kitchen extends to approximately 18'4 and is fitted with a range of units with a separate utility area although this could accommodate a table and chairs if preferred. There are double doors leading to a lean-to which could be converted into a more habitable room and from here, there is access to a 17'9 garage and the rear garden. Upstairs, there is a large master bedroom with a recessed wardrobe and storage area and a second double bedroom which overlooks the garden. The bathroom is beautifully appointed with a roll top, shower enclosure, basin and W.C.

Outside, there is a pretty cottage style garden designed to be low maintenance and easy to look after with two seating areas. There is a paved front and driveway leading to an attached garage.

LOCATION

Education

Coulsdon and Old Coulsdon are well known for good choice of reputable schools. These include Chipstead Valley, Smitham, St. Aidans Catholic, Woodcote Primary and High School, Keston, Old Coulsdon C of E and the Oasis Academy. Coulsdon College provides further education.

Sports & Leisure

The open spaces of Farthing Downs and several recreations grounds and parks are in the area together with facilities at Coulsdon Manor to include golf, squash and fitness centre. There are other golf courses to play nearby together with cricket, tennis and bowls clubs. There are also plenty of opportunities to relax and socialise in the many local restaurants and cafes.

Transport

Coulsdon South station provides rail services to London Bridge (from 21 minutes), London Victoria (from 28 minutes) and Gatwick (from 20 minutes) whilst numerous bus services provide transport to all the surrounding areas and the M25/M23 intersection at Hooley is approximately 1-2 miles away providing easy access to Gatwick and Heathrow Airports.

Viewing strictly by appointment.

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