





389 Chipstead Valley Road, Coulsdon, Surrey,

£362,500

Look no further ! This is it ! Priced to sell !

A truly amazing 2 bedroomed Home - restored to the highest of Standards and extended to provide an exceptional home to purchase.

Accommodation:- Entrance , Lounge with open fireplace and Bespoke fitted wall units, Family kitchen/Diner Upstairs 2 good sized bedrooms, Bathroom/WC. Outside a Bespoke Decked area, extends to a wonderful, level garden which leads to Workshop/ Garage and Shed. Modern Driveway to provide parking for 2 cars to front.

This home has been the subject of tasteful decoration, and offered to the market in generally good condition throughout.

Located within easy reach of the highly sought Chipstead Valley Primary School, Woodmansterne Station, and local shops. Coulsdon Town with 2 railway lines, a choice of well performing schools, and a choice of major supermarkets and individual restaurants to choose, are also close by.

Entrance

Lounge 15'4 x 12'8 (4.67m x 3.86m)

Kitchen/breakfast room 16'13 x 14'8 (5.21m x

Landing

Bedroom 1 14'2 max x 12'4 max (4.32m max x

Bedroom 2 9'4 x 8'8 (2.84m x 2.64m)

Bathroom 6'1 x 5'8 (1.85m x 1.73m)

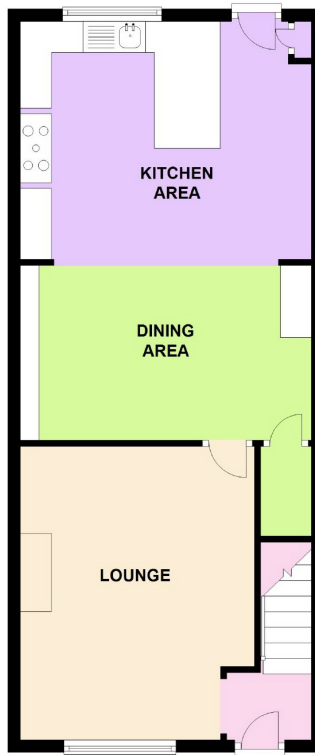
Garden

Garage/workshop 23'17 x 16'11 (7.44m x 5.16m)

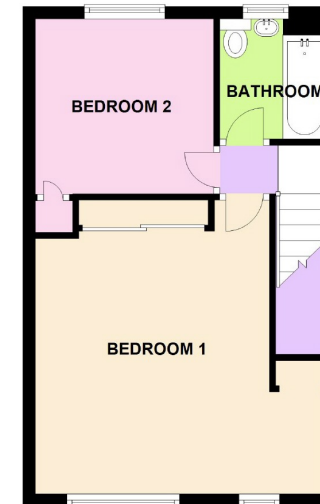
Driveway



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	86
England & Wales	EU Directive 2002/91/EC	



147 Brighton Road,
Coulston,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk