



**A CONTEMPORARY STYLE (circa 1960's) 3 BEDROOM MID TERRACED HOUSE IN QUIET AND CONVENIENT LOCATION**

**37 DEEPFIELD WAY COULSDON CR5 2SZ**



**PRICE £ 239,950 FREEHOLD**

Enjoying a quiet position on the popular Coulsdon Woods development being ideally placed within easy reach of Coulsdon town centre offering comprehensive facilities, choice of stations, numerous buses and amenities. The area offers a good selection of local schools and facilities and Coulsdon is ideally placed for easy access to the M23/25 motorways.

**This DECEPTIVELY WELL PROPORTIONED MID-TERRACE HOUSE** offers the following features \* GAS CENTRAL HEATING \* REPLACEMENT DOUBLE GLAZED WINDOWS \* 3 BEDROOMS \* SPACIOUS OPEN PLAN LOUNGE \* DINING ROOM \* FITTED KITCHEN \* SECLUDED SOUTH FACING 55' REAR GARDEN \* GARAGE.

### 37 DEEPFIELD WAY, COULSDON

THE ACCOMMODATION briefly comprises the following (all dimensions approximate) –

#### FIRST FLOOR

**BEDROOM: 1** about 15'5 max x 9'7 with built-in double wardrobe cupboard, warm air duct, electric points.

**BEDROOM: 2** about 10'9 x 9'6 with built-in double wardrobe cupboard, warm air duct, electric and telephone points.

**BEDROOM: 3** about 11'8 max x 5'10 with electric points.

**BATHROOM:** with panelled bath with mixer tap and electric Mira shower and shower screen, pedestal wash basin, low suite WC, part mosaic tiled walls, radiator/towel rail.

**LANDING:** with built-in cupboard, warm air duct, airing cupboard with lagged hot water tank, stairs to –

#### GROUND FLOOR

**ENTRANCE LOBBY:** with built-in coat cupboard, electric points, door to –



**SPACIOUS OPEN PLAN LOUNGE:** about 17'9 x 15'8 max with cupboard under stairs housing RECENTLY FITTED Johnson & Starley gas central heating unit, warm air duct, exposed natural brick wall, electric and TV points, opening to –



**DINING ROOM:** about 11' x 9'6 with warm air duct, telephone and electric points, double glazed patio doors to rear garden, opening to –



**KITCHEN:** about 10' x 6' with fitted sink unit with cupboard below, wall and base units with cupboards and drawers, work surfaces, plumbing for washing machine and dishwasher, cooker point, part tiled walls, electric point, warm air duct.

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**OUTSIDE**



**SOUTH FACING REAR GARDEN:** extending to about 55' being WELL SECLUDED by mature laurel hedge, with patio, lawn, bushes, shrubs etc. Garden shed. 'Wendy' house.

**SMALL FRONT GARDEN**

**GARAGE:** in nearby block.

**LOCAL AUTHORITY:** London Borough of Croydon. **Tax Band 'D'**

