



- Extended three bedroom
- Refitted kitchen
- Refitted bathroom
- Utility room
- Downstairs shower room

95 Mead Way, Coulsdon, CR5 1PQ

Offers in excess of £500,000

A "chain free" extended three bedroom semi detached family house with a utility room, downstairs shower room and office space within the converted garage, the kitchen and family bathroom have been refitted to a high standard, all windows are double glazed, off street parking via the driveway and a secluded rear garden can be enjoyed. The property is approximately just under a mile away from Coulsdon South mainline station and situated just over a mile from Coulsdon Town centre and Coulsdon Town train station. The local area also provides a range of leisure, golf and sports clubs and amenities are close to hand with several bus routes. The M23/M25 interchange is at Hooley with access to Heathrow, Gatwick and the south coast.



Property Description

ENCLOSED PORCH

Double glazed door to porch, front door to entrance hall.

ENTRANCE HALL

Tiled flooring with under floor heating, radiator, power point, stairs to first floor.

LOUNGE/DINER

Tiled flooring with under floor heating, television aerial point, radiator, feature fire place surround, double glazed doors to garden, double glazed window to front with fitted wooden shutters to front.

KITCHEN

Fitted wall and base units, 1 1/2 bowl sink and drainer unit with mixer tap, double glazed window to rear, built in gas hob with cooker hood above, built in double oven, tiled flooring, space for fridge freezer, larder cupboard, double glazed door to utility room.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, tiled flooring with under floor heating, fitted wall and base units, radiator, door to garden, door to downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Tiled flooring, low level w.c., wall mounted towel rail, wash hand basin with vanity unit below, fully tiled shower cubicle, independent wall mounted shower, extractor fan, part tiled walls.

CONVERTED GARAGE

Currently used as bedroom but would work well as an office for anyone working from home, power points, radiator, ceiling spot lights.

LANDING

Double glazed window, access to loft, door to bedrooms and bathroom.





BEDROOM ONE

Double glazed window to front with fitted wooden shutters, radiator, power points.

BEDROOM TWO

Double glazed window, radiator, power points.

BEDROOM THREE

Double glazed window to front with fitted wooden shutters, power point, radiator.

BATHROOM

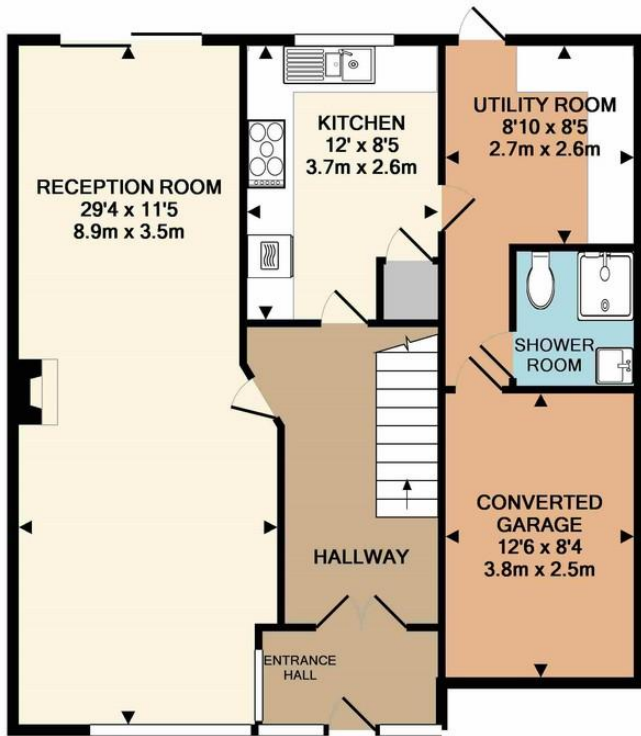
Free standing bath with mixer taps with shower attachment, wash hand basin with vanity unit below, radiator, tiled flooring, part tiled walls, double glazed window to rear, ceiling spot lights.

SEPARATE WC

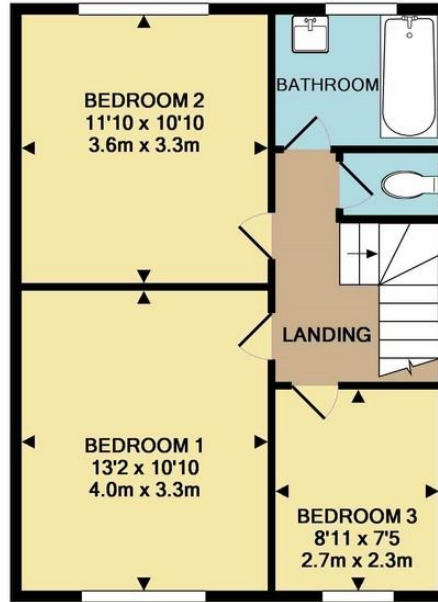
Low level w.c., tiled flooring, double glazed window.

GARDEN

Tiered garden, decked patio area and raised lawn area.



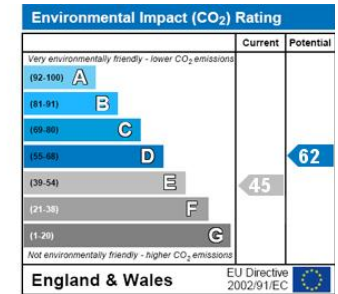
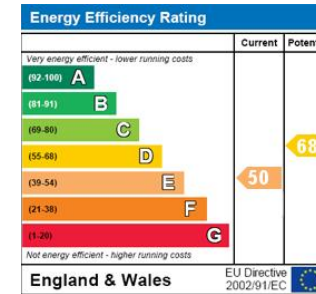
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com
 Made with Metropix ©2017



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

7779 Mitchley Avenue
 South Croydon
 Surrey
 CR2 9HN

www.paulmeakin.co.uk
 020 8657 5000

Mon-Fri: 9am – 6.30pm
 Sat: 9am – 5.30pm
 Sun: 10am – 4pm



020 8657 5000