



**A THREE BEDROOM END-OF-TERRACE HOUSE IN QUIET
NON THROUGH ROAD WITH OUTLOOK ACROSS PLAYING FIELD**

46 ELLIS ROAD OLD COULSDON CR5 1BZ



PRICE: £ 199,950 FREEHOLD

Situated in this quiet non-through road in this well established residential area being conveniently placed within a short level walk of local shops and buses in the Coulsdon Road. Old Coulsdon village offers excellent local amenities and the area offers a selection of schools recreational facilities and Farthing Downs and Coulsdon Common are closeby. Coulsdon town offers comprehensive facilities, mainline station and Coulsdon is ideally placed for easy access to the M23/25 motorways.

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This WELL PROPORTIONED 1950's BUILT END-OF-TERRACE PROPERTY offers * 3 GOOD SIZED BEDROOMS * MODERN BATHROOM * DOWNSTAIRS CLOAKROOM * LARGE KITCHEN/DINER * THROUGH LOUNGE * GAS CENTRAL HEATING * REPLACEMENT DOUBLE GLAZED WINDOWS * ATTRACTIVE SECLUDED REAR GARDEN * 75' FRONTAGE * FIRST FLOOR VIEWS TO GROUND FLOOR.

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

FIRST FLOOR

BEDROOM 1: about 15' max x 9' with fitted wardrobe and storage cupboards, tarp to loft, radiator.

BEDROOM 2: about 11'10 max x 10'4 with double aspect, fitted wardrobe and storage cupboards, radiator.

BEDROOM 3: about 9'3 x 7'5 with fitted cupboard, radiator



BATHROOM: with white suite and fully tiled walls, low suite WC, vanity unit with mixer tap and cupboard below, panelled bath with mixer tap and hand shower, separate Triton electric shower, ceramic tiled floor, radiator/towel rail.

LANDING: with built-in linen/wardrobe cupboard, stairs to –

GROUND FLOOR

ENTRANCE HALL: with replacement double glazed UVPC double glazed entrance door, recess and cupboard under stairs with meters, radiator.

CLOAKROOM: with low suite WC, corner wash basin, radiator.



LARGE KITCHEN/DINER: about 16'9 x 11' max with fitted base units with cupboards and drawers, inset stainless steel sink unit, wall storage cupboards, plumbing for washing machine, fitted gas fire/back boiler, extractor hood, built-in cupboard, laminated flooring, double glazed French doors to garden.

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LOUNGE: about 17'6 max x 11'9 max with feature stone fireplace, radiator.

OUTSIDE



THE GARDENS are an attractive feature of the property planned with extensive patio areas, mature shrubs, bushes, hedges etc. Large ornamental pond. Brick built garden store. Side entrance. Water tap. **The main garden extends to about 45' x 23'.**

FRONT GARDEN: with a wide frontage of about 75' and attractively planned with mature shrubs, miniature hedges, lawn etc.

LOCAL AUTHORITY: London borough of Croydon – **TAX BAND 'D'**

