

SOLD STC



Rickman Hill, Coulsdon, CR5 3DN.

A 3 Bedroom Semi-Detached House with Potential!

£525,000 Freehold (Subject to Contract)

MARTIN&CO



**Rickman Hill,
Coulston,
CR5 3DN.**

A Three bed semi-detached house in a popular residential road close to WOODMANSTRENE Station, Coulsdon Town Centre and popular schools.

The property affords an entrance hall, two reception rooms, kitchen, two good size bedrooms, smaller third and a spacious modern bathroom/wc. Features to note include gas heating.

Externally there is a driveway at the front providing off-road parking, garage, whilst at the rear there is a sunny garden.

Do yourself a service and view today!

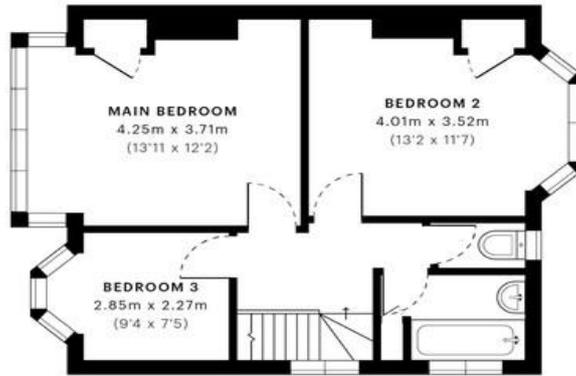
- 3 Bedroom Semi-Detached House
- Two Reception Rooms
- Sunny Garden
- Off Road Parking
- Garage



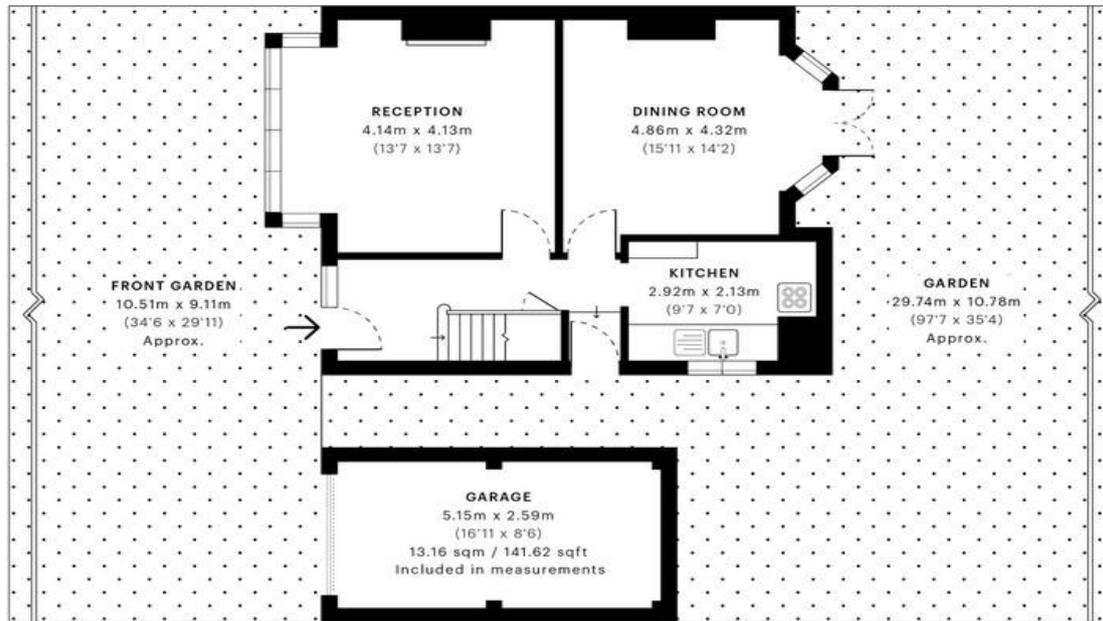








— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
105.33 sqm / 1133.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
97.82 sqm / 1052.93 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 102.22 sqm / 1100.29 sqft
IPMS 3C RESIDENTIAL 98.41 sqm / 1059.28 sqft

SPEC ID: 602532a8383f2e0dc5879d1c

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

