

67a Edward Road,
Coulston, CR5 2NQ - Price £285,000

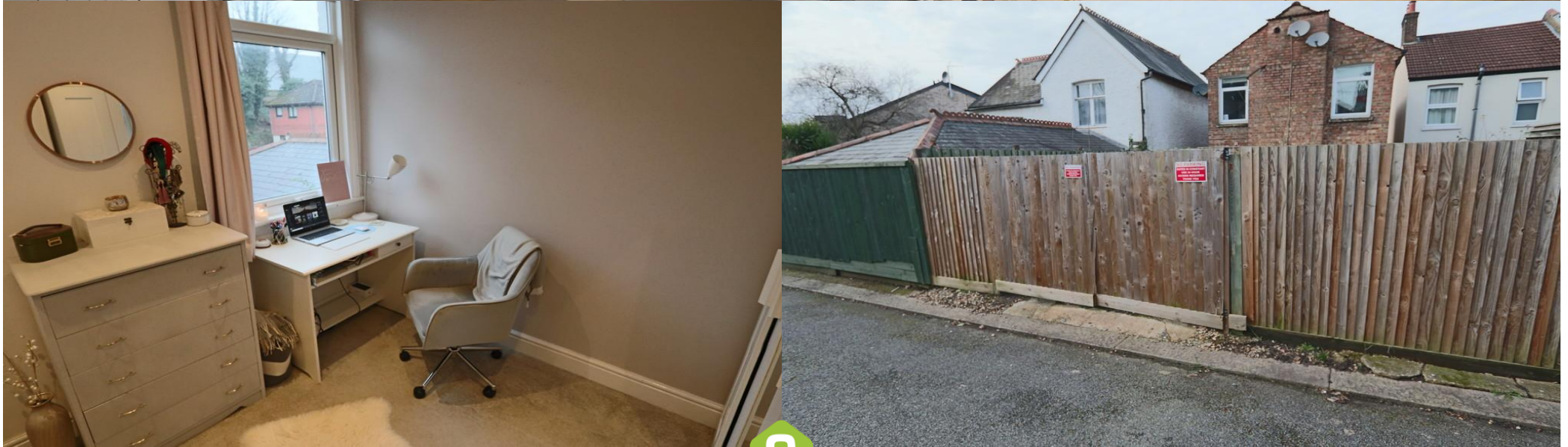
JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Conveniently situated in cul-de-sac location close to the wealth of local amenities in central Coulsdon with excellent rail links into London from two nearby mainline stations is this well-maintained first floor ONE-BEDROOM maisonette with share of freehold and long lease, comprising spacious lounge, well-fitted kitchen and modern bathroom along with allocated parking accessed at the rear of the property. The property also benefits from a useful space in the spacious bedroom adaptable as home office or dressing area, loft space, LED lighting, replacement UPVC double glazed windows, combi boiler in loft. A key benefit of this property is parking space within own rear garden accessed from Station Approach.

- First Floor Maisonette
- Share of Freehold with Long Lease
- One-Bedroom
- Spacious Lounge
- Fitted Kitchen
- Modern Bathroom
- Own Garden with Parking Space to Rear
- Loft Space
- Cul-de-Sac
- Central Coulsdon Location





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Edward Road, Coulsdon, CR5

Total Approximate Gross Internal Area = 42.0 sq m / 454 sq ft

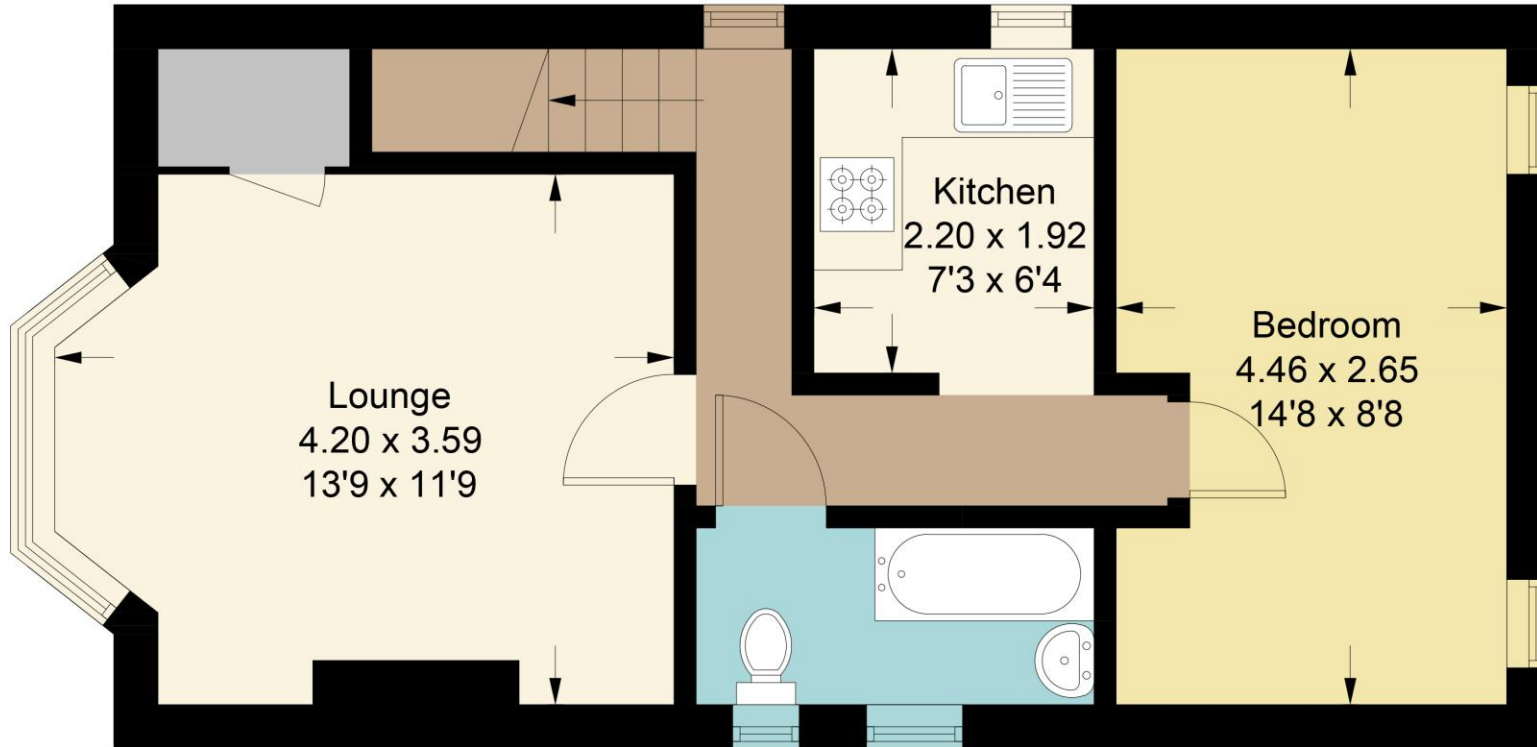


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID734978)



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