



18 Bradmore Way,
Coulson, CR5 1PA –
Offers in Excess of £450,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

CASH BUYERS ONLY - A RARE OPPORTUNITY TO PURCHASE THIS SPACIOUS SEMI-DEATCHED HOUSE IN SOUGHT AFTER ROAD REALISTICALLY PRICED TO ALLOW FOR COMPLETE RENOVATION. VIEWINGS FROM SATURDAY 27th February 2021.

This property is being sold with the benefit not only of NO ONWARD CHAIN but with GRANTED PLANNING PERMISSION for TWO-STOREY SIDE EXTENSION extending the accommodation to FOUR BEDROOMS, BATHROOM AND EN-SUITE SHOWER ROOM to the first floor and STUDY, SHOWER / CLOAKROOM and EXTENDED KITCHEN / FAMILY ROOM to the ground floor.

- Cash Buyers Only
- Sought After Location
- Close to Coulsdon South Station
- Requires Complete Renovation
- Realistically Priced
- No Onward Chain
- Planning Permission to Extend Granted
- Three Bedroom Semi-Detached House
- Driveway with Off Street Parking for Several Cars
- Large Rear Garden





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.

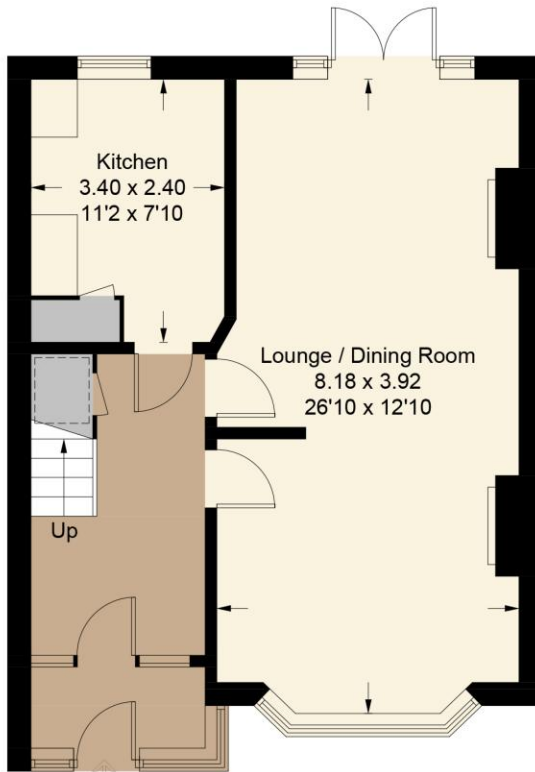
Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



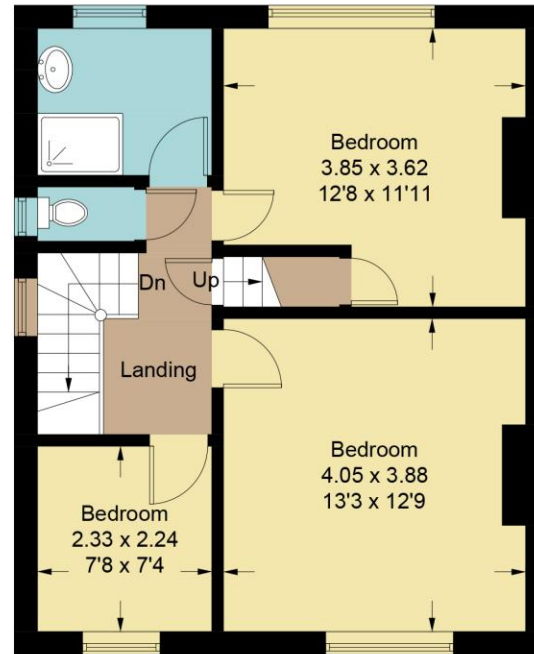
Bradmore Way, Coulsdon, CR5

Total Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft

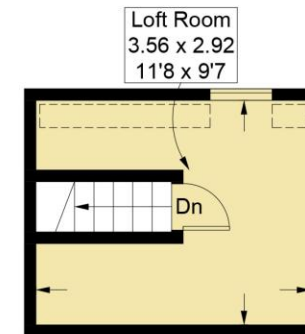
 = Reduced headroom below 1.5m / 5'0



Ground Floor
563 sq ft / 52.3 sq m



First Floor
528 sq ft / 49.1 sq m



Second Floor
111 sq ft / 10.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID735444)



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk