



86 Coulsdon Road,
Coulsdon, Surrey, CR5 2LB –
Offers in Excess Of £695,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

To fully appreciate this spectacularly extended bright, spacious family home with a modern feel throughout please contact us now to arrange a viewing. The property offers versatile accommodation and is well-presented with many contemporary features comprising four generous sized bedrooms, spacious well-fitted family bathroom including a walk-in shower and door to utility area, excellent storage in the entrance hall. A key feature of this floor is the patio doors from bedroom two opening onto a balcony overlooking the landscaped rear garden below. Stairs lead down to the lower ground floor and the impressive open-plan kitchen / dining / lounge area with bi-fold doors leading to a raised decked area and steps down to patio area and rear garden. This floor also benefits from a cloakroom and shower. The front of property boasts garden, off street parking for several cars and attached garage.

- Viewing Strongly Recommended
- Extended Family Home
- Four Good-Sized Bedrooms
- Exceptional Open Plan Living Space
- Contemporary Fitted Kitchen
- Modern Bathroom with Bath & Walk-in Shower
- Utility Area
- Landscaped Rear Garden
- Balcony Overlooking Rear Garden
- Garage & Off-Street Parking for Several Cars





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.

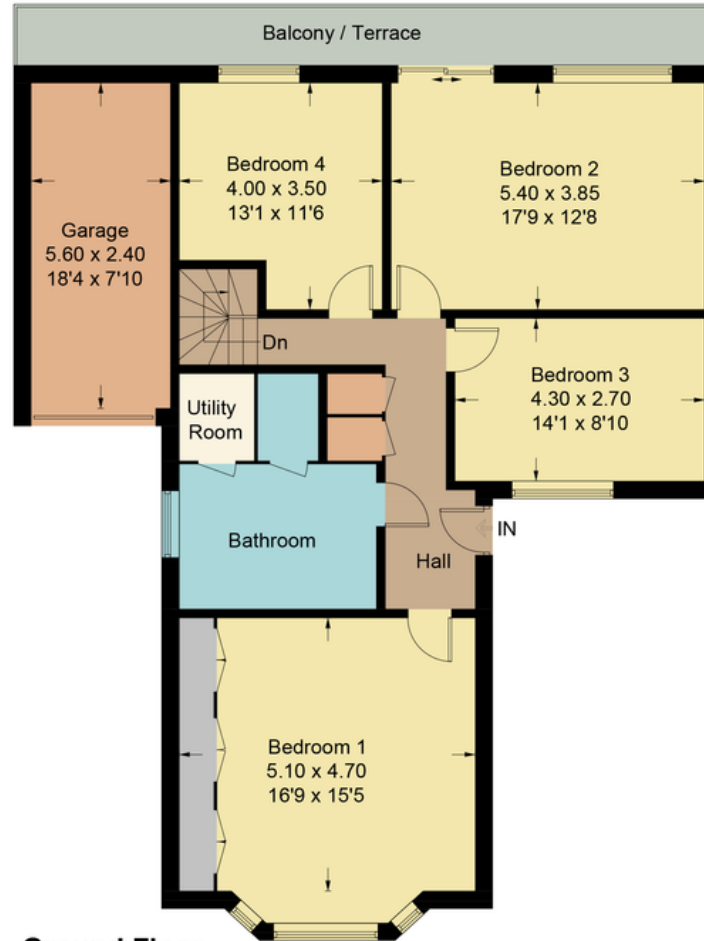


Coulsdon Road, Coulsdon, CR5

Total Approximate Gross Internal Area = 165 sq m / 1776 sq ft (Including Garage)



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID734979)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	54 e	
21-38	F		