



65 Mead Way,  
Coulson, CR5 1PQ –  
Offers in Excess of £600,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

In a popular location, ideal for Old Coulsdon Village and Coulsdon South Station is this well-proportioned DETACHED FAMILY HOME, extended to the ground floor, set within a large plot requiring modernisation and with NO ONWARD CHAIN. The property briefly comprises THREE BEDROOMS, TWO SEPARATE RECEPTION ROOMS, KITCHEN and CONSERVATORY, Bathroom with separate W.C. and downstairs cloakroom. The property also benefits from a large rear garden, GARAGE and driveway for off street parking. The area offers a good selection of schools for all ages, recreational facilities and is also surrounded by some delightful greenbelt countryside including Farthing Downs and New Hill with access footpaths just a stones' throw away. Nearby local buses serve Coulsdon, Caterham, Purley and Croydon and Coulsdon South mainline station is within easy reach with its fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Detached Family Home
- Popular Convenient Location
- Requires Modernisation
- Three Bedrooms
- Bathroom & Separate W.C.
- Two Reception Rooms
- Conservatory
- Large Rear Garden
- Garage & Off-Street Parking
- No Onward Chain





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

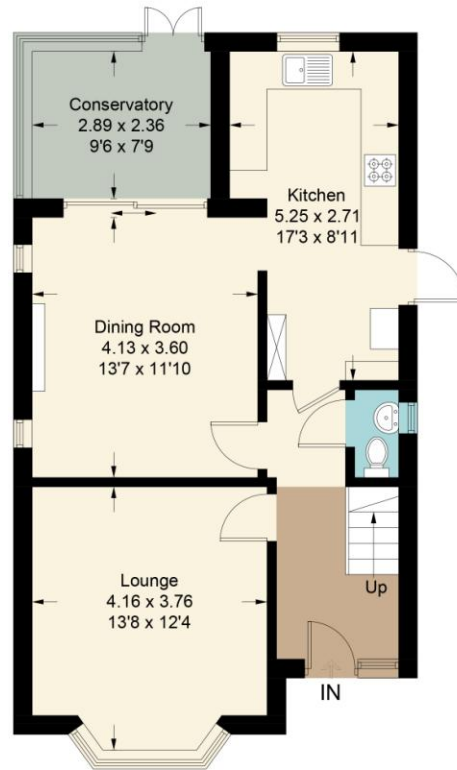
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the 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.

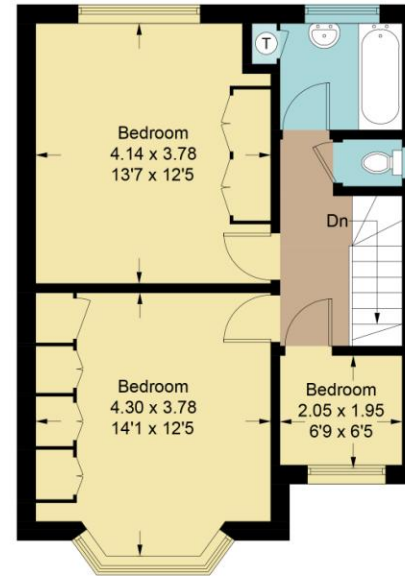


# Mead Way, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft



**Ground Floor**  
663 sq ft / 61.6 sq m



**First Floor**  
491 sq ft / 45.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID770152)



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