



14 Rydons Wood Close,
Old Coulsdon, CR5 1ST - Price £490,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This ATTRACTIVE SEMI-DETACHED BUNGALOW situated in a quiet corner cul-de-sac location with wide views at the rear across to the surrounding area offers spacious and flexible living accommodation comprising THREE BEDROOMS (with one currently being used as a dining room), LOUNGE, CONSERVATORY, FITTED KITCHEN, MODERN BATHROOM with SEPARATE SHOWER. A loft ladder gives access to a useful loft area fitted with Velux window. The property also benefits from solar panels, gas central heating and double glazing. The outside features a front garden planned with lawn and established planting, garage and car-port, The tiered landscaped rear garden is a real feature of this property providing several areas to sit and enjoy the well-planted garden and surrounding views. The property is located in a secluded cul-de-sac of bungalows situated towards the end of Caterham Drive immediately adjoining the green belt of Rydens Wood and with Coulsdon Common a stone's throw away. The nearby village of Old Coulsdon offers excellent local amenities including shopping parade, recreation ground, churches and library with the area boasting a selection of well-performing schools for all ages. Caterham Drive also benefits from the reliable, regular local 404 bus service to Caterham and Coulsdon Town. COULSDON SOUTH and COULSDON TOWN MAIN LINE STATIONS both offer excellent transport links and are within easy reach, running fast and frequent service to London Victoria and London Bridge. The property is well placed for ease of access to the M23 / M25.

- Quiet Cul-de-Sac Location
- Semi-Detached Bungalow
- Flexible Accommodation
- Lounge
- Conservatory
- Three Bedrooms
- Accessible Loft Area
- Landscaped Tiered Rear Garden
- Garage & Car Port
- Solar Panels





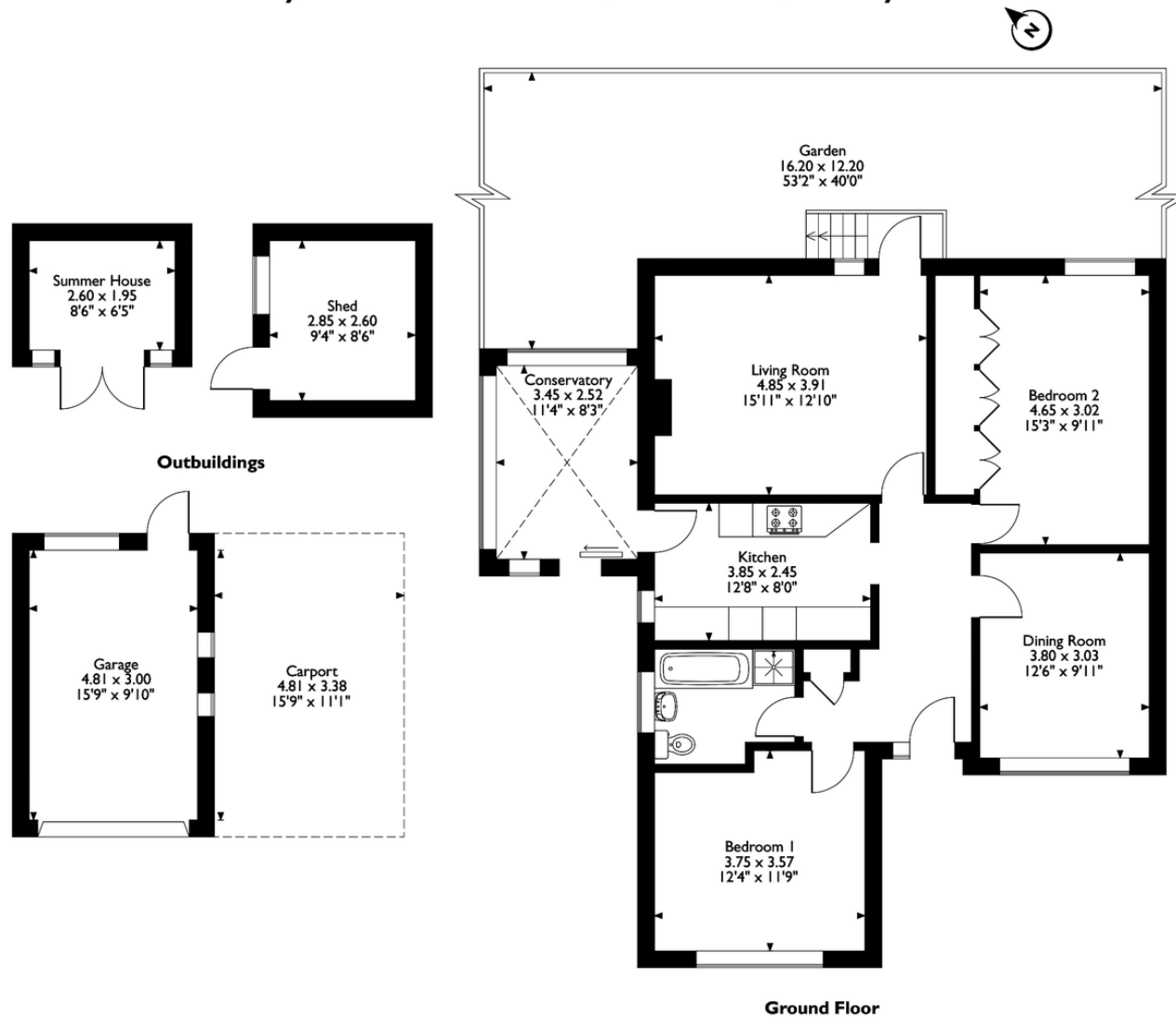
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.



14 Rydons Wood Close, Coulsdon, Surrey



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		