



71a Stoats Nest Road,  
Coulston, CR5 2JJ - Price £275,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

Situated in a convenient Coulsdon location is this attractive FIRST FLOOR PURPOSE-BUILT MAISONETTE comprising TWO BEDROOMS, SPACIOUS LOUNGE, FITTED KITCHEN, BATHROOM and own rear garden. The property also benefits from gas central heating and double-glazed windows. This property is ideally placed within easy reach of Coulsdon town centre with its comprehensive selection of shops, restaurants and coffee shops, offering two mainline stations, Coulsdon Town and Coulsdon South with fast and frequent services into both London Victoria and London Bridge. The area is also well served by a variety of schools. The M23 / M25 interchange at Hooley is just a short distance away with London Gatwick Airport just one junction along the M23. Coulsdon is also fortunate to be surrounded by an abundance of green belt land including Farthing Downs, Coulsdon Woods and Coulsdon Manor Golf Course.

- Purpose Built Maisonette
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Own Rear Garden
- Gas Central Heating
- Double-Glazed Windows
- Long Lease
- Share of Freehold





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73   C    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**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.



## Stoats Nest Road, Coulsdon, CR5

Total Approximate Gross Internal Area = 50.5 sq m / 543 sq ft

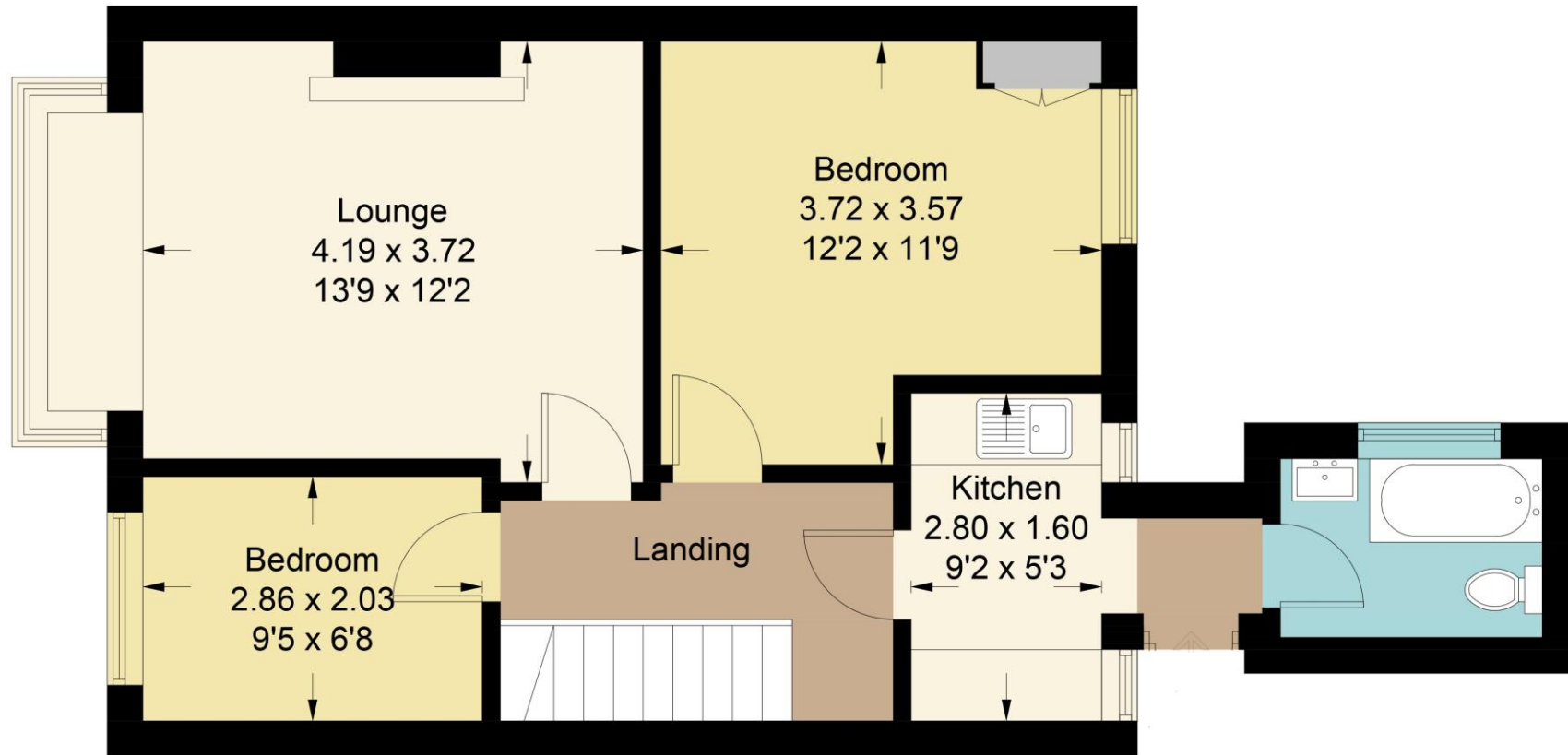


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID836424)



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