



55 Taunton Lane,  
Old Coulsdon, CR5 1SH - Price £795,000

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

SALES & LETTINGS

Positioned not only in a popular and convenient location walking distance to the local village of Old Coulsdon but also placed on a wide and level plot this Three Bedroom Detached Bungalow is presented with En-Suite Shower Room to Master Bedroom, Family Bathroom and separate Cloakroom, Well-Fitted Kitchen, spacious Lounge / Dining Room, Gas Central Heating and Double Glazed Windows. Outside of the property boasts Double Garage and Off-Street Parking for several cars to the front, and low maintenance Rear Garden.

Situated in the country lane section of Taunton Lane but still being conveniently placed for local shops and buses with Old Coulsdon Village nearby offering excellent local amenities including shops, good transport links to Coulsdon South and Coulsdon Town stations offering services into London Victoria and London Bridge mainline stations, easy access for the M23 / M25 motorways, also offering a choice of churches, Grange Park, library and multi-age range of schools and sixth form college.

- Detached Bungalow
- Wide and Level Plot
- Three Bedrooms
- En-Suite to Master
- Family Bathroom
- Spacious Lounge / Dining Room
- Well Fitted Kitchen
- Double Garage and Off-Street Parking
- Double Glazing
- Gas Central Heating





**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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