



378 Coulsdon Road,  
Old Coulsdon, CR5 1EF - Price £563,500

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



An opportunity to purchase this Three / Four Bedroom 1930's Demi-Detached House positioned in a convenient Level Location offering Family Bathroom, Study / Downstairs Bedroom, Living Room and Separate Dining Room with double doors leading into level Rear Garden. The front of the property enjoys use of a Garage and Driveway providing off-street parking, has Double Glazed Windows and Gas Central Heating. Internal viewing is highly recommended.

The property is conveniently situated on completely LEVEL ground being a short distance from both Old Coulsdon Village and Lacey Green shops offering excellent local facilities including good transport links, library, churches and is also well served by a good selection of schools for all ages. Delightful open countryside of Coulsdon Common and Farthing Downs and the traditional Fox public house are also close-by. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into several London stations. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- 1930's Semi-Detached Home
- Three / Four Bedrooms
- Family Bathroom
- Two Reception Rooms
- Study / Fourth Bedrooms
- Level Rear Garden
- Garage & Off-Street Parking
- Gas Central Heating
- Double Glazed Windows
- Internal Viewing Highly Recommended







**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.

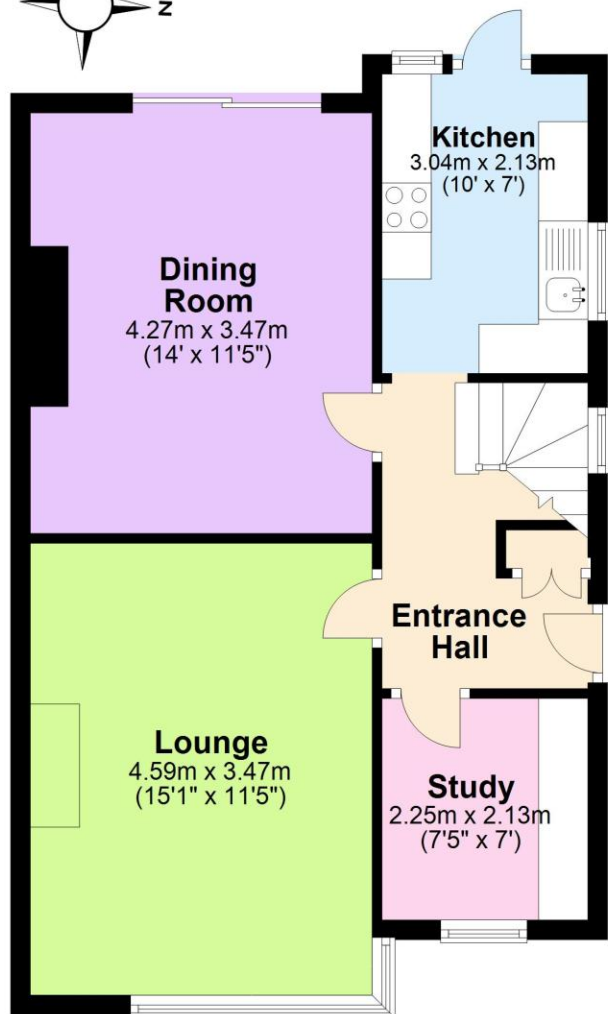
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





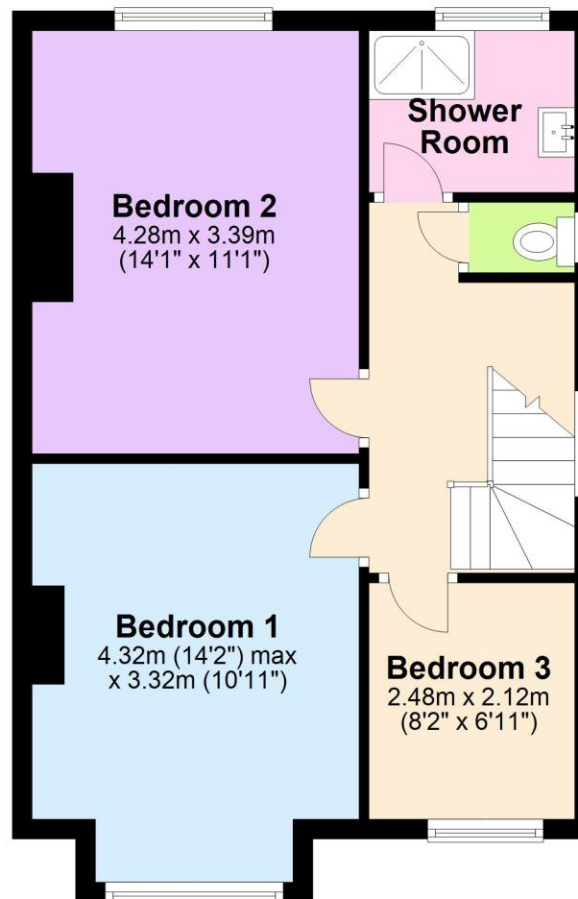
## Ground Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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

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