



88 Brighton Road, Hooley,
Coulston, CR5 3EF - Price £580,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

An opportunity to purchase this attractive Detached Home situated in Hooley Village offering great family living space with Three Bedrooms, Family Bathroom and Downstairs Cloakroom. The property benefits from spacious Open Plan Living Room leading round to well-maintained Kitchen Area, and enjoys a Separate Dining Room. There is double door access through the living room to the Level Mature Rear Garden with Patio Area, boasting not only side and garage access but Wooden Cabin with power and light. The front of the property has use of a Detached Garage with power, light and double glazed patio door to rear garden. There is also a good size driveway providing off-street parking for several cars. Internal viewing is highly recommended.

This property is located right on the periphery of Coulsdon being surrounded by an abundance of green belt land. The M23 / M25 interchange at Hooley is just a stone's throw away with London Gatwick Airport just one junction along the M23, whilst Coulsdon South mainline station is also close-by with its fast and frequent services into both London Victoria and London Bridge.

- Detached Home
- Three Bedrooms
- Family Bathroom
- Spacious Open Plan Living Room
- Kitchen
- Separate Dining Room
- Downstairs Cloakroom
- Rear Garden with Wooden Cabin
- Detached Garage & Off-Street Parking
- Internal Viewing Highly Recommended



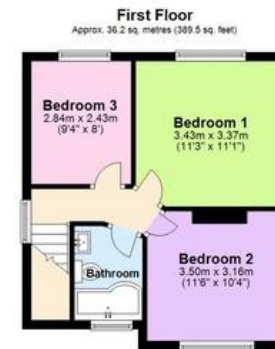
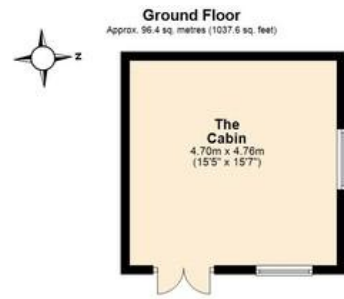


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanIt3D.



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

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		