



9 Lacey Avenue,  
Coulston, CR5 1LQ - Price £563,000

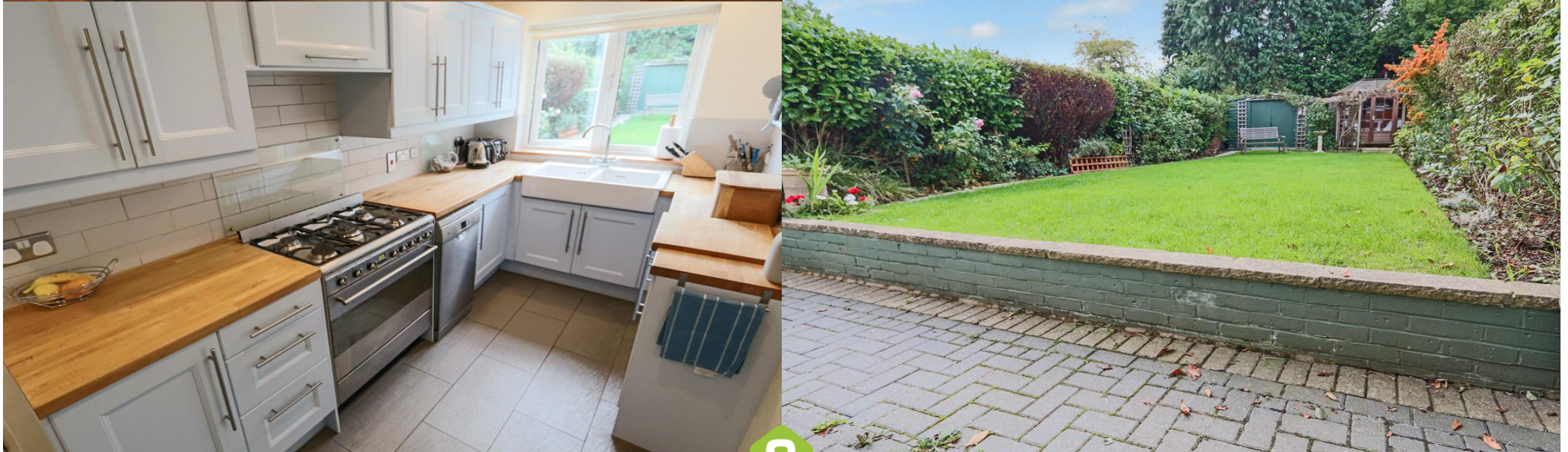
**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

An opportunity to purchase this Semi-Detached Family Home in a fantastic level location offering Three Bedrooms and Family Bathroom, Downstairs Cloakroom, Contemporary Kitchen opening into bright and spacious Dining Room with Bi-Folding Door access out into Level Rear Garden with Patio Area. The property enjoys a separate Lounge while boasting a Utility Room and Study with the front of the house providing Off-Street Parking with a level driveway. Internal viewing is highly recommended.

Conveniently situated on completely LEVEL ground being only a 'stone's throw' from Lacey Green shops and a few minutes' level walk from the delightful open countryside of Coulsdon Common and Farthing Downs. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom
- Downstairs Cloakroom
- Utility Room
- Kitchen
- Dining Room
- Separate Lounge
- Level Rear Garden
- Driveway



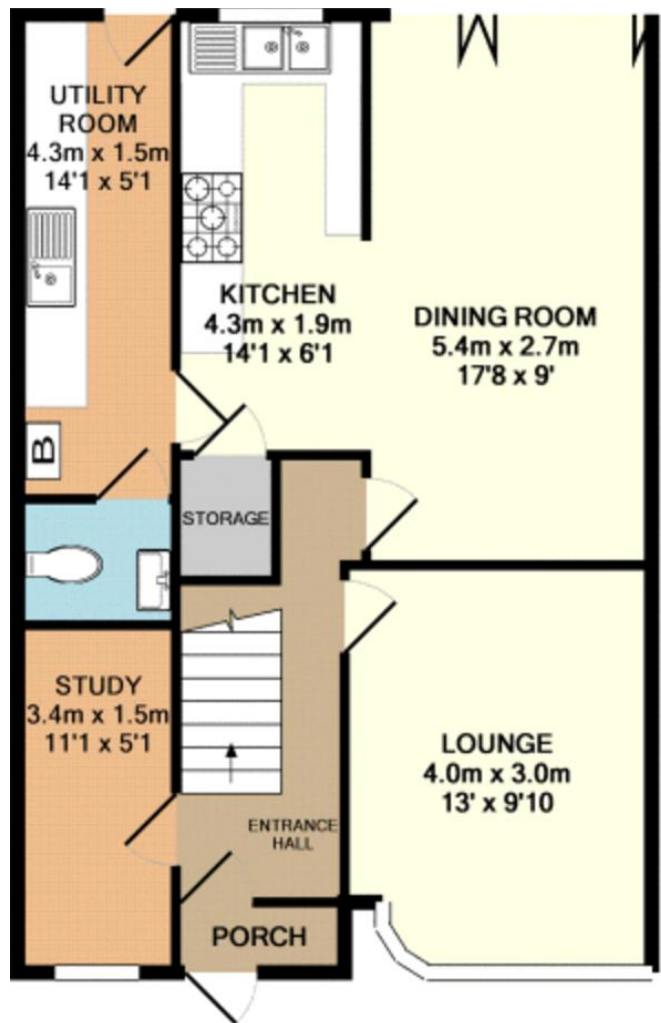


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

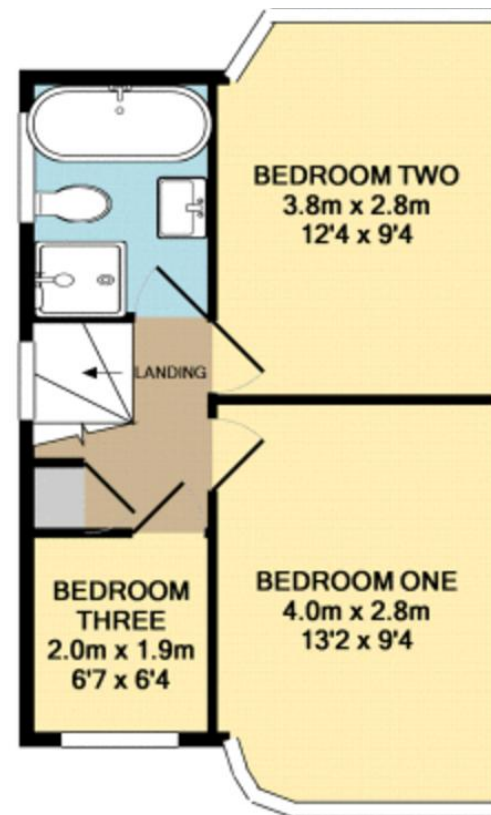
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the 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. FLOOR  
AREA 57.6 SQ.M.  
(620 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 33.3 SQ.M.  
(358 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (978 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		