

1 Coulsdon Road,
Coulsdon, Surrey, CR5 2LG - Price £800,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A rare opportunity to purchase a charming, detached, period lodge plus separate detached garage which has in place planning a pproved for a 2 bedroomed annexe conversion. Formerly one of the original lodges to the Byron Estate (now Coulsdon Manor), with its character flint faced elevations and church style arch windows all under a slate roof. This home is offered with Two / Three Bedrooms, Family Bathroom with separate shower, Dining Room (or bedroom Three), Lounge featuring Art Nouveau style case iron fireplace and enjoying dual aspect. Fitted Kitchen with access through to Double Glazed Conservatory leading to Garden and patio area. Externally this property boasts Double Garage with Twin up and over doors, light and power with staircase to a Studio Room. There is also a Timber Workshop / Storage shed and further Garden Space.. The property is approached by a central Drive way (shared with No.3) providing easy access to the Garage and additional Parking Area.

Situated in its own good sized grounds on a wide road frontage and convenient for all local amenities being within access to Coulsdon Town Centre and choice of railway stations. Bus services are immediately to hand and the area is well served by schools for all ages. Old Coulsdon village offers a good local shopping parade, choice of churches and the open spaces of Coulsdon Common and Farthing Downs readily accessible. Recreational facilities include Coulsdon Manor golf course, Old Coulsdon Bowls Club and local riding stables. Coulsdon is ideally placed for ease of access to the M23/25 Motorways.

- Detached Character Residence
- Wide Road Frontage
- Two/Three Bedrooms
- Fitted Kitchen
- Recently Refitted Conservatory
- Double Aspect Lounge
- Double Garage With Studio Space To The First Floor
- Attractive Gardens
- Approval For A Two Bedroom Annex
- Flint Faced Elevations



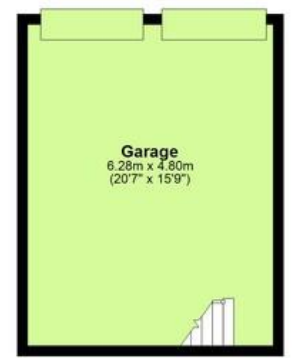
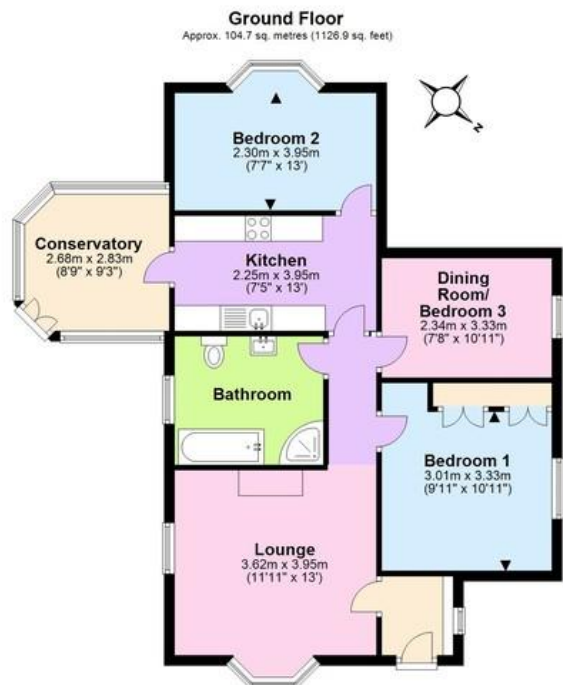


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 125.5 sq. metres (1350.6 sq. feet)
These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		