



22 Charlton Gardens,  
Coulsdon, CR5 1AS - Price £460,000

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

An opportunity to purchase this very well presented Mid-Terraced Family Home set in a convenient location offering well-proportioned accommodation comprising of Three Bedrooms, Family Shower Room and Downstairs Cloakroom. Throughout the property there is ample storage space available, there is a modern Fitted Kitchen, a separate Storage / Utility Room and a spacious through Living / Dining Room with access out into low maintenance Courtyard Rear Garden. Externally there is an Allocated Garage and access onto surrounding Communal Grounds through the Rear Garden. Internal viewing is highly recommended of this very well-maintained home.

This home enjoys the 'best of both worlds' being surrounded by some delightful green belt countryside, and yet only a short drive from good transport links including Coulsdon South main line station, with its fast and frequent services into both London Victoria and London Bridge along with the M23/M25 interchange at Hooley with London Gatwick Airport just one junction along the M23.

- Terraced Family Home
- Three Bedrooms
- Shower Room
- Downstairs Cloakroom
- Modern Fitted Kitchen
- Storage / Utility Room
- Spacious Lounge / Dining Room
- Loft Space
- Courtyard Garden
- Allocated Garage





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

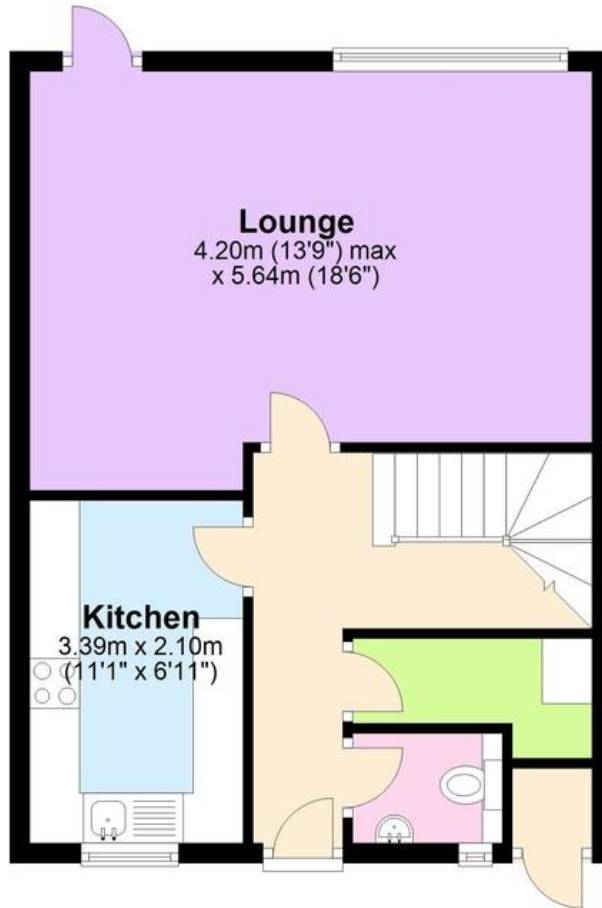
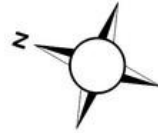
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the 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. 43.4 sq. metres (467.0 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 87.2 sq. metres (938.1 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		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		