



51 Coulsdon Road,  
Coulsdon, CR5 2LD - Price £695,000

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



This spacious Family Home built in 2006 and backing onto the Coulsdon Manor Golf Course is presented to the market offering Four Bedrooms with the two main bedrooms boasting En-Suite Shower Rooms, Family Bathroom and Downstairs Cloakroom. There is a good size Lounge, bright and airy modern Fitted Kitchen / Dining Room with double door access out into Level Rear Garden being mainly laid to lawn and enjoying a Patio Area, Garden Shed and rear gate access towards the golf course. To the front of the property there is a driveway providing Off-Street Parking for two cars, as well as an additional parking space opposite the property.

Set back from the road is this well established and popular residential area being close to Coulsdon Manor golf course and the green open spaces of Farthing Downs with both Old Coulsdon village and Coulsdon town nearby. The area offers a good selection of schools for all ages, recreational facilities and excellent transport links including buses and trains from the nearby Coulsdon South and Coulsdon Town railway stations. In addition, the property is ideally placed for easy access to the M23/M25 motorways.

- Four Bedroom Home
- Two En-Suites
- Family Bathroom
- Downstairs Cloakroom
- Separate Lounge
- Spacious Kitchen / Dining Room
- Level Rear Garden
- Backing the Golf Course
- Driveway & Additional Parking Space
- Internal Viewing Highly Recommended







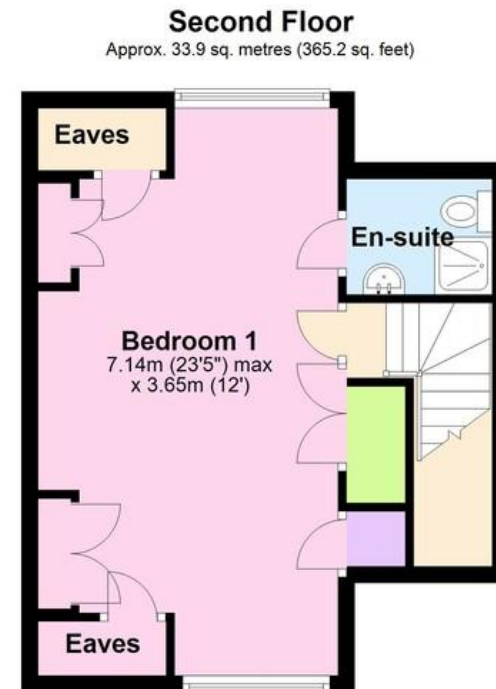
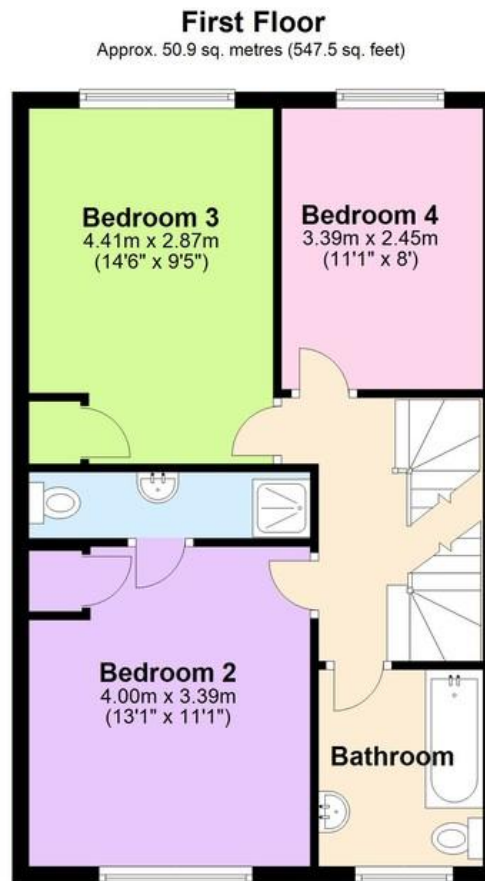
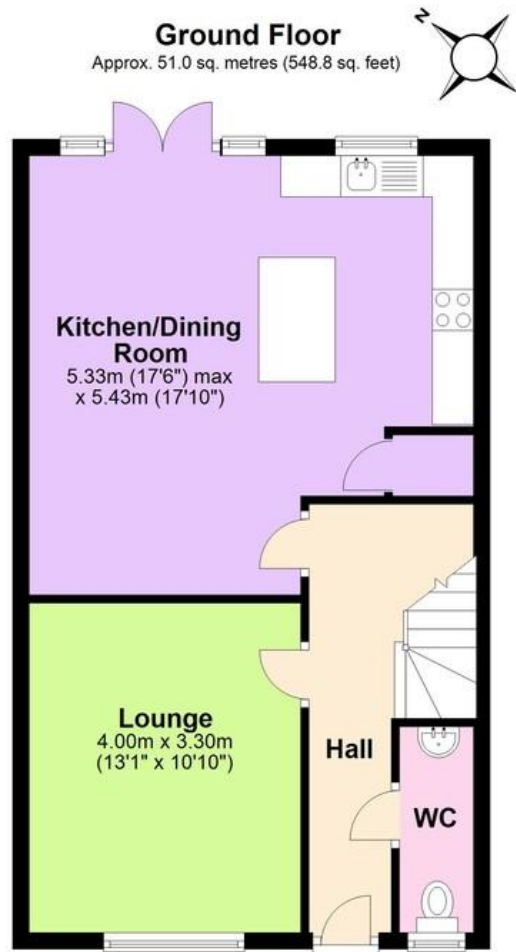
**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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. 135.8 sq. metres (1461.5 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**

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

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		