



50 Fairdene Road,  
Coulston, CR5 1RE - Price £825,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

A fantastic opportunity to purchase this Detached Family Home set in a very desirable location offering Three Bedrooms, En-Suite Shower Room to Master, Family Bathroom and separate W.C. Downstairs to the property you are greeted with a very good size Entrance Hall, spacious Lounge, Separate Dining Room providing access through to a large Office/Bedroom and an additional Storage Room. The property boasts a modern Fitted Kitchen / Breakfast Room with double door access out into the mature Rear Garden enjoying a large split level Decked Area, perfect for entertaining and leading down to the remainder of the garden which is laid to lawn. To the front there is an in/out Driveway providing Off-Street Parking for up to four cars and garage front access into the Storage Room. Internal viewng Highly Recommended.

This property enjoys the best of both worlds being only a short distance from the green open spaces of Farthing Downs and yet just a short distance (7 minutes walk) from Coulsdon South mainline station with its fast and frequent services into London Victoria and London Bridge (21 min) with the added benefit of a Thameslink service through to St Pancras as well as southbound to Gatwick and the South Coast. Nearby Coulsdon town offers a wide choice of shops, restaurants, schools for all ages, churches, libraries and buses. Coulsdon is equally well-placed for easy road access for both the M23 & M25.

- Detached Home
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Modern Fitted Kitchen / Breakfast Room
- Spacious Lounge
- Separate Dining Room
- Large Office / Bedroom & Additional Storage Room
- 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. 75.1 sq. metres (808.2 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 118.9 sq. metres (1280.1 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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		