

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 vieiwng 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









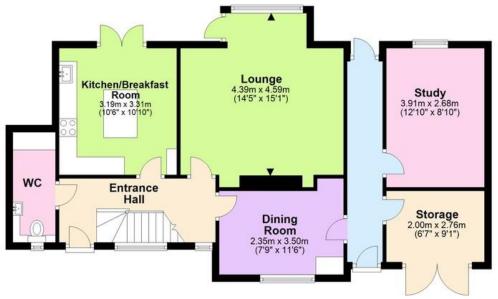
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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)





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.



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