



12 Chapel Walk,
Coulston, CR5 1NZ - Price £395,000

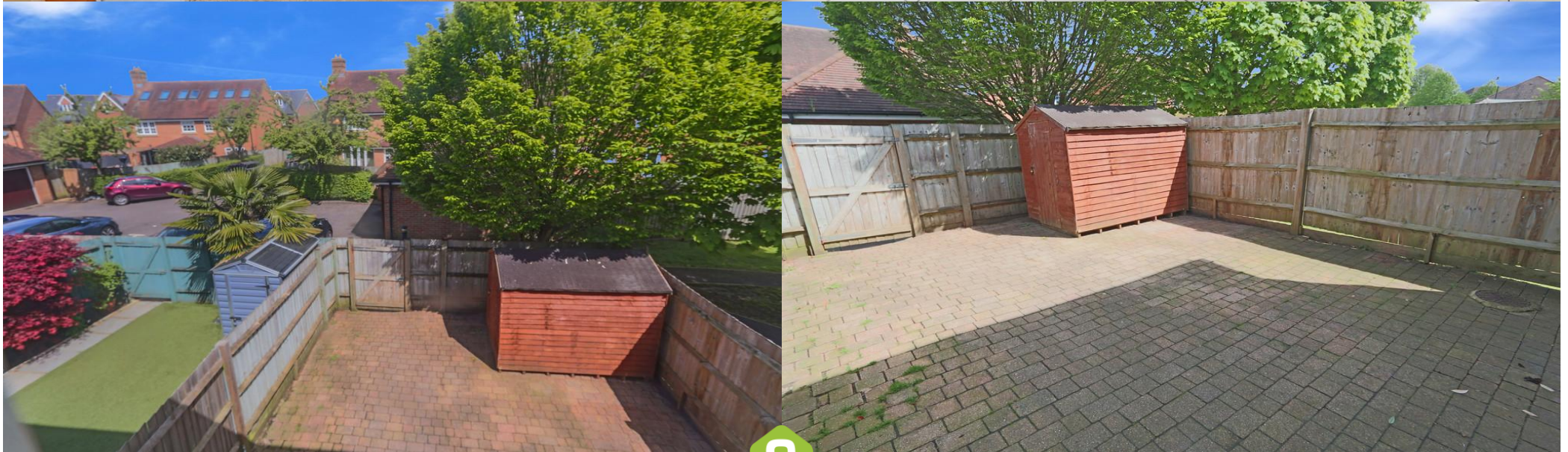
JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to purchase this End of Terrace Family Home set in the very popular Netherne On The Hill Development boasting fantastic facilities. This home is presented to the market with the additional benefit of No Onward Chain and comprising of Three Bedrooms, en-suite Shower Room, Family Bathroom, good size Reception Room and open plan Kitchen / Dining Room with double door access out into the landscaped Level Rear Garden. The property also offers an allocated Parking Space to the rear with an access point into the garden. The house is in need of some modernisation but would make for a great family home.

The property is located within the rural setting of Netherne-On-The-Hill boasting its excellent resident's leisure facilities Including a Gym and Swimming Pool Complex, local convenience store and is also just a short drive to Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge. There is a peak time regular bus service also operating to Coulsdon South for the benefit of residents and forming part of the community spirit that exists within the development. The area also has easy access to the M23 / M25 interchange at Hooley with London Gatwick Airport just two junctions along the M23.

- End Of Terrace Family Home
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Reception Room
- Open Plan Kitchen / Dining Room
- Level Landscaped Rear Garden
- Allocated Parking Space
- Popular Netherne-On-The-Hill Development
- No Onward Chain





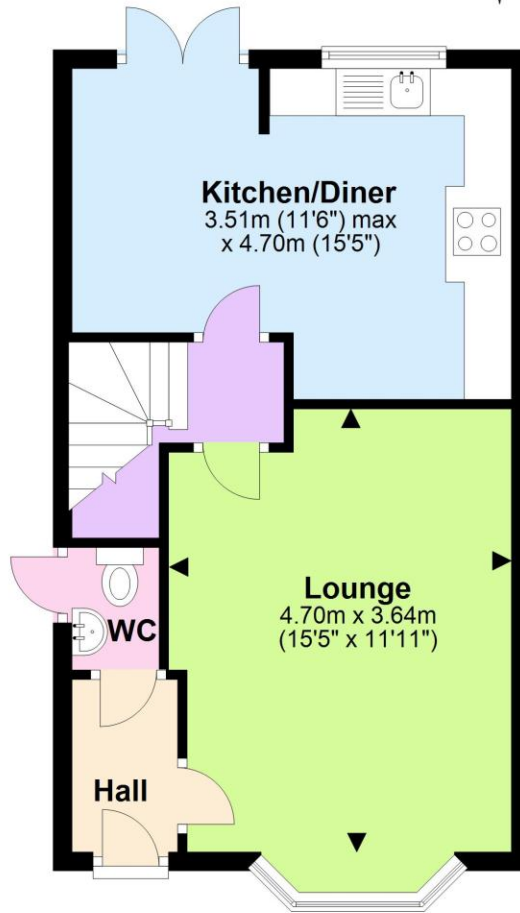
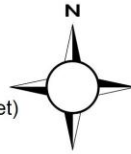
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.

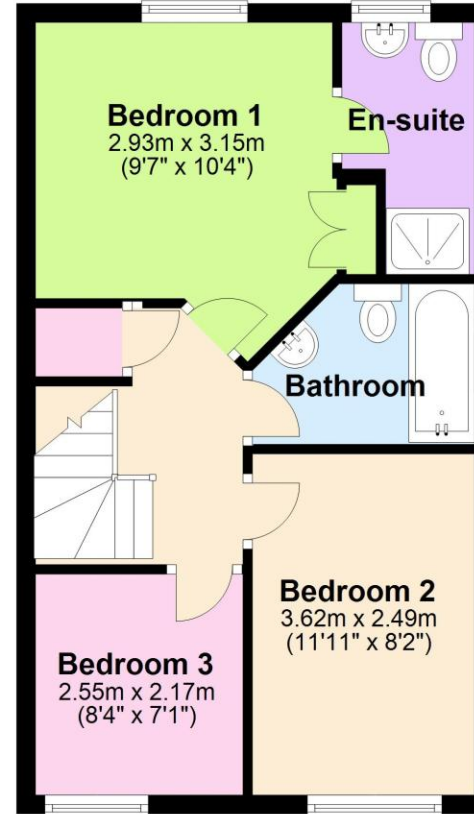
Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Ground Floor
Approx. 39.1 sq. metres (421.2 sq. feet)



First Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 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

www.johnbrownmarkyoull.co.uk

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		