



27 Woodman Road,
Coulston, CR5 3HQ - Price £525,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A Four Bedroom Extended House in convenient central Coulsdon cul-de-sac location presents a great opportunity being ideally placed for a selection of well performing local schools and situated within level walking distance of Coulsdon town centre, offering a comprehensive range of facilities such as bus services with both Coulsdon South and Coulsdon Town mainline stations close-by giving direct access to both London Victoria and London Bridge stations. Coulsdon is surrounded by some delightful green belt countryside and is well placed for easy road access to the M23 / M25 motorways.

- Four Bedrooms
- 2 Bathrooms
- Lounge
- Kitchen Breakfast Room
- Double Glazing
- Gas Fired Central Heating
- Off Street Parking
- South Facing Garden
- Non Through Road
- Garden with Garden Room





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. 42.1 sq. metres (452.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Second Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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