



1 Asmar Close,
Coulsdon, CR5 2JT - Price £550,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

AN OPPORTUNITY TO PURCHASE this DECEPTIVELY SPACIOUS DETACHED FAMILY HOME situated in a quiet, popular and convenient cul de sac location. This property is ideally placed within easy reach of Coulsdon town centre with its comprehensive selection of shops, restaurants and coffee shops and a good choice of schools in both the private and public sector nearby. Also Close to Coulsdon Golf Course and the open spaces of Farthing Downs. The area also offers two mainline stations, Coulsdon Town and Coulsdon South with fast and frequent services into both London Victoria and London Bridge. The M23 / M25 interchange.

- Detached Family Home
- Four Bedrooms
- Family Bathroom
- Downstairs Cloakroom
- Fitted Kitchen
- Through Lounge / Dining Room
- Low Maintenance Garden
- Garage
- Driveway
- 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.

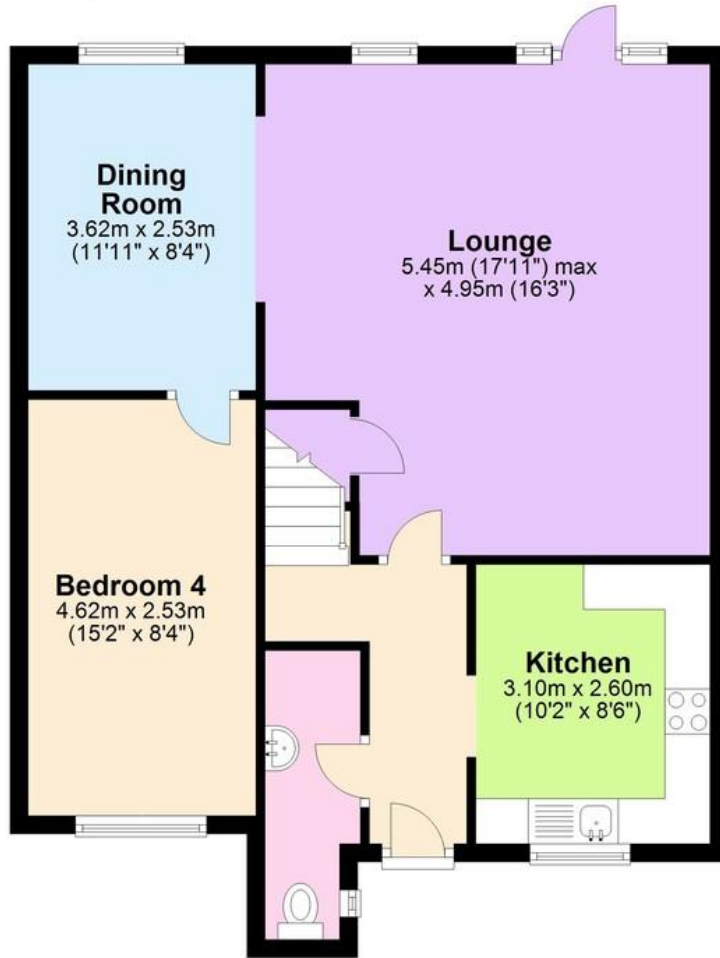
Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





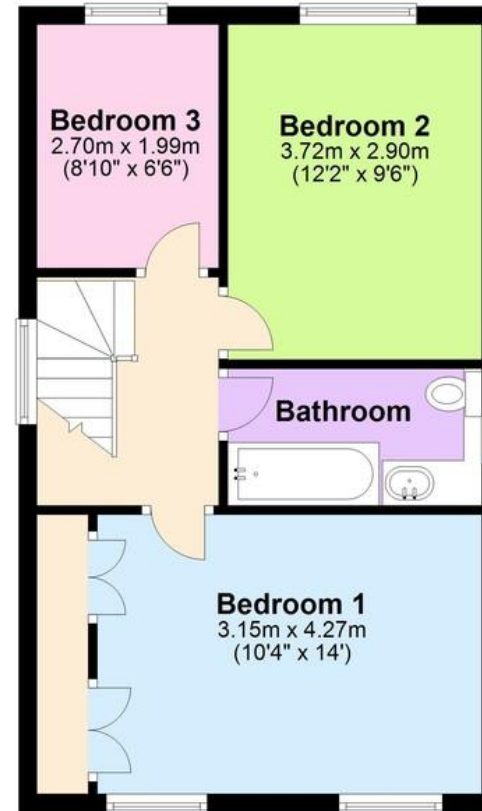
Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 108.5 sq. metres (1168.1 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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