



3 Lacey Drive,
Coulsdon, CR5 1ER - Price £595,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This very well presented Semi-Detached Family Home is situated on completely Level Ground and has entered the market offering adaptable accommodation with Three Bedrooms. Two Bedrooms to the first floor both with ensembles Bedroom 3 / Study Wet Room. There is a bright and modern Open Plan Kitchen/ Dining Room Family Room and a separate utility room a good size Lounge Level Rear Garden enjoying a decked area and being mainly laid to lawn. To the front of the property there is Driveway providing good Off-Street Parking. Internal Viewing Highly Recommended of this well-proportioned property.

- Deceptively Spacious Semi Detached Property
- Adaptable Accommodation
- Spacious Living Accommodation
- 2 Ensuite Shower Room
- Excellent Storage Space
- Open Plan Kitchen/Dining Room
- Utility Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Internal Viewing Strongly Recommended



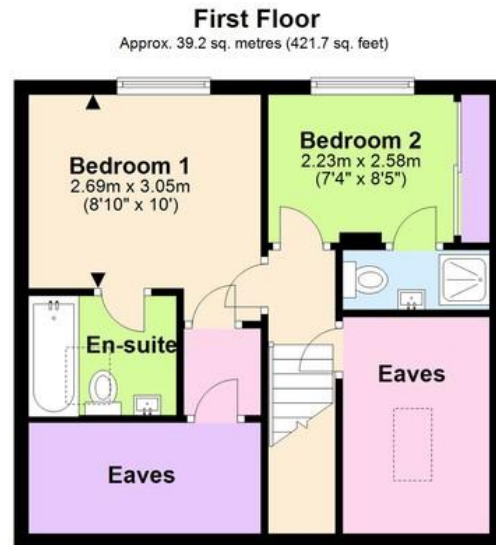
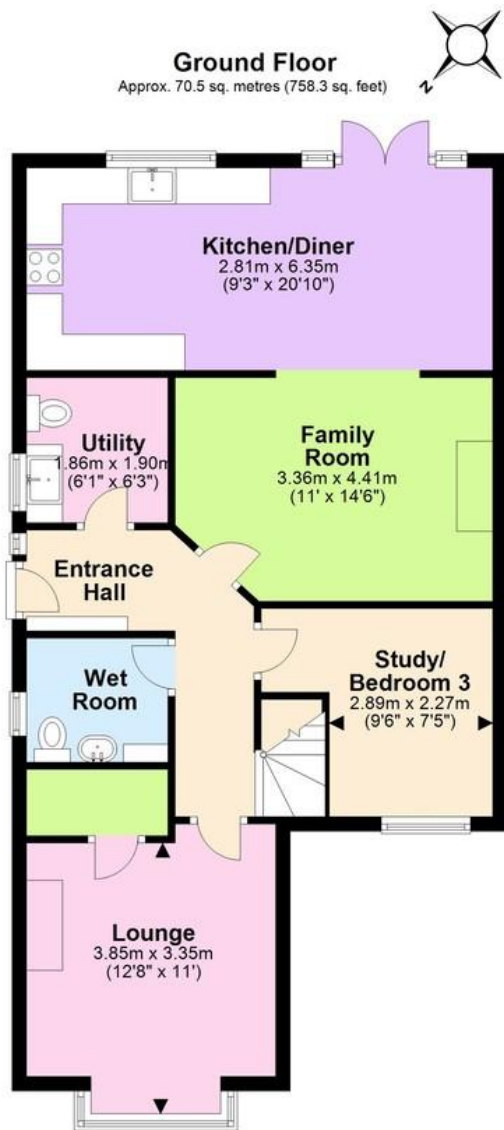


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 109.6 sq. metres (1180.0 sq. feet)

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



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