



30 Homefield Road,  
Coulston, CR5 1ES - Price £570,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

This CHALET STYLE BUNGALOW offers well-proportioned accommodation comprising TWO BEDROOMS with en-suite W.C. to master bedroom, modern well-fitted kitchen, lounge leading to double glazed conservatory, spacious contemporary bathroom, and separate utility room. Situated on completely LEVEL ground in this popular and well-established area being ideally placed for local facilities including schools, buses, churches, and Lacey Green shops and conveniently located for Old Coulsdon village offering excellent local amenities. The area is well served for local schools including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. Old Coulsdon is surrounded by some delightful green belt countryside including nearby COULSDON COMMON and FARTHING DOWNS. Coulsdon is well located for ease of access to the M23 / M25 motorways.

- Chalet Style Bungalow
- Semi-Detached
- Two Bedrooms
- Modern Kitchen
- Spacious Contemporary Bathroom
- En-suite to Master Bedroom
- Lounge
- Conservatory
- Separate Utility Room
- Level Gardens with Off Street Parking



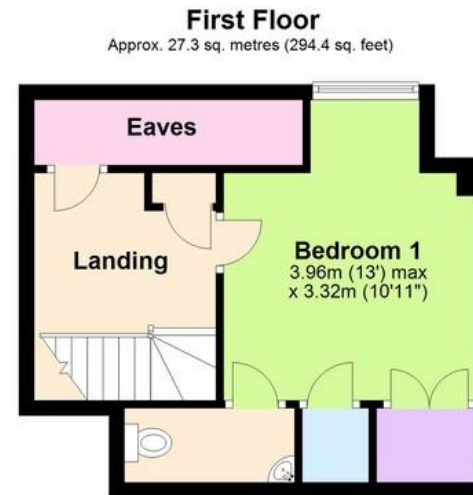
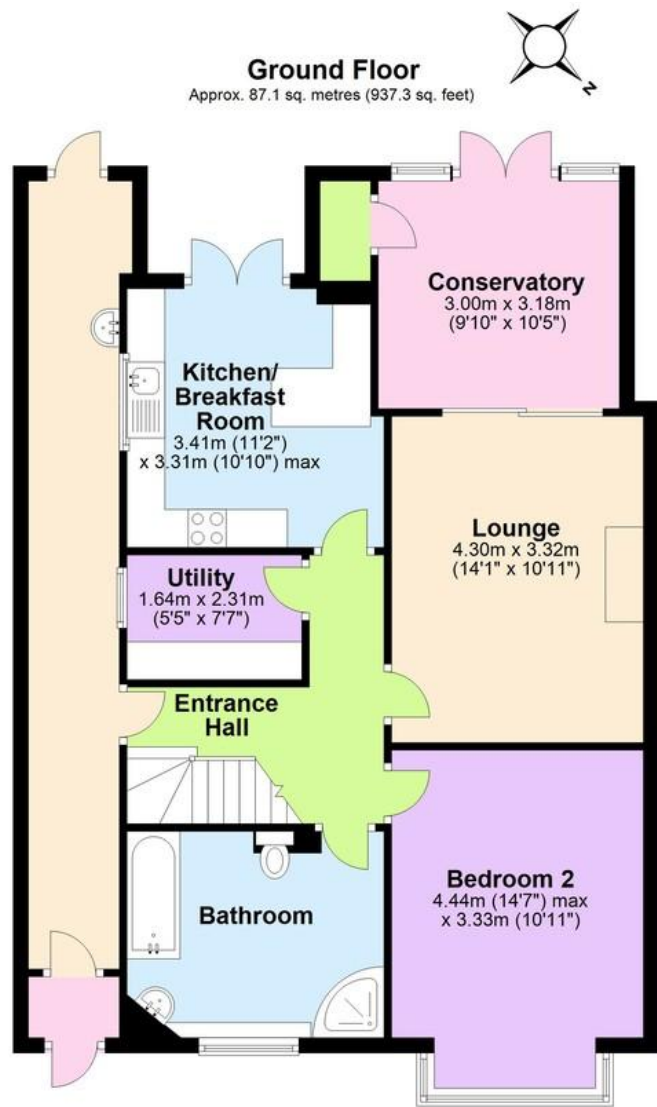


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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. 114.4 sq. metres (1231.7 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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