



59 Reddown Road,
Coulsdon, CR5 1AP - Price £795,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Internal viewing highly recommended of this immaculately presented three-bedroom detached property set in a secluded very private garden. Quietly located in this well-established popular and convenient residential location within short level walking distance of COULSDON SOUTH and COULSDON TOWN MAIN LINE STATION offering excellent transport links within easy reach, running fast and frequent service to London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. Located on the SOUTH SIDE of Coulsdon within a short walk of Coulsdon Town with its wide choice of Schools, Churches, Library and Buses with easy access to the green open spaces of Farthing Downs National Nature Reserve.

- Detached Chalet Bungalow
- 3 Bedrooms
- Gas Central Heating
- Double Glazing
- Garage
- Off St Parking
- Stunning Secluded Garden
- Ideal for Coulsdon South Station
- Stones Throw from Farthing Downs Nature Reserve
- 2 miles for M23/25





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

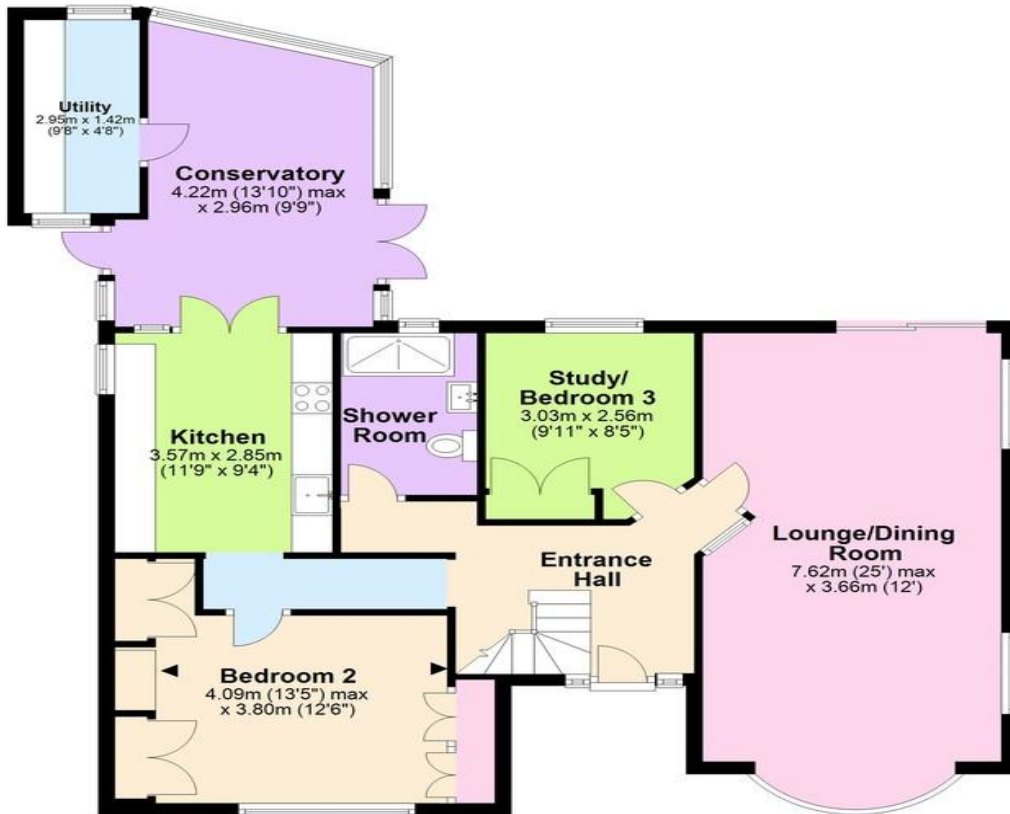
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



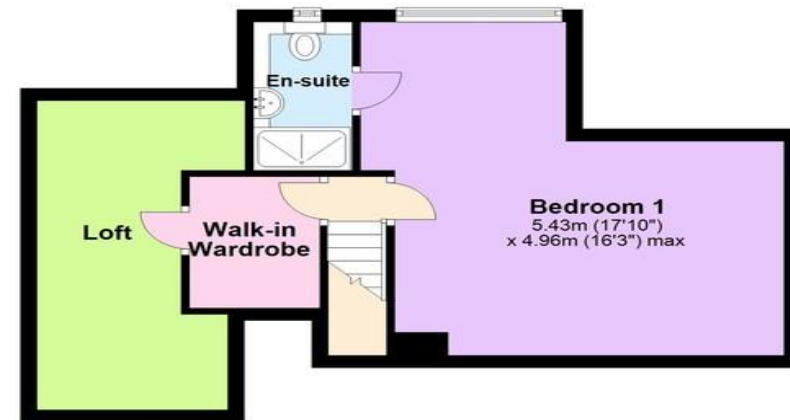
Ground Floor

Approx. 91.9 sq. metres (989.0 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 sq. feet)

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



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