

77 Coulsdon Road,  
Coulsdon, Surrey, CR5 2LD - Price £650,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

A Spacious Detached Bungalow on a level plot in sought after location close to Bradmore Pond and Old Coulsdon Village with the benefit of off-street parking and garage and set back over 100 feet from the road. Only a short level walk from the Village of Old Coulsdon offering excellent local amenities including the Old Coulsdon Bowling Club as well as shopping parade, choice of churches, library and Grange Park. The area is well served for local schools and transport links and Old Coulsdon is surrounded by some delightful green belt countryside. Coulsdon town also offers comprehensive facilities and a choice of stations and is ideally placed for easy access to the M23 / M25 motorways.

- Entrance Hall
- Spacious Lounge
- Kitchen/Breakfast Room
- Two Double bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Level Gardens
- No Onward Chain



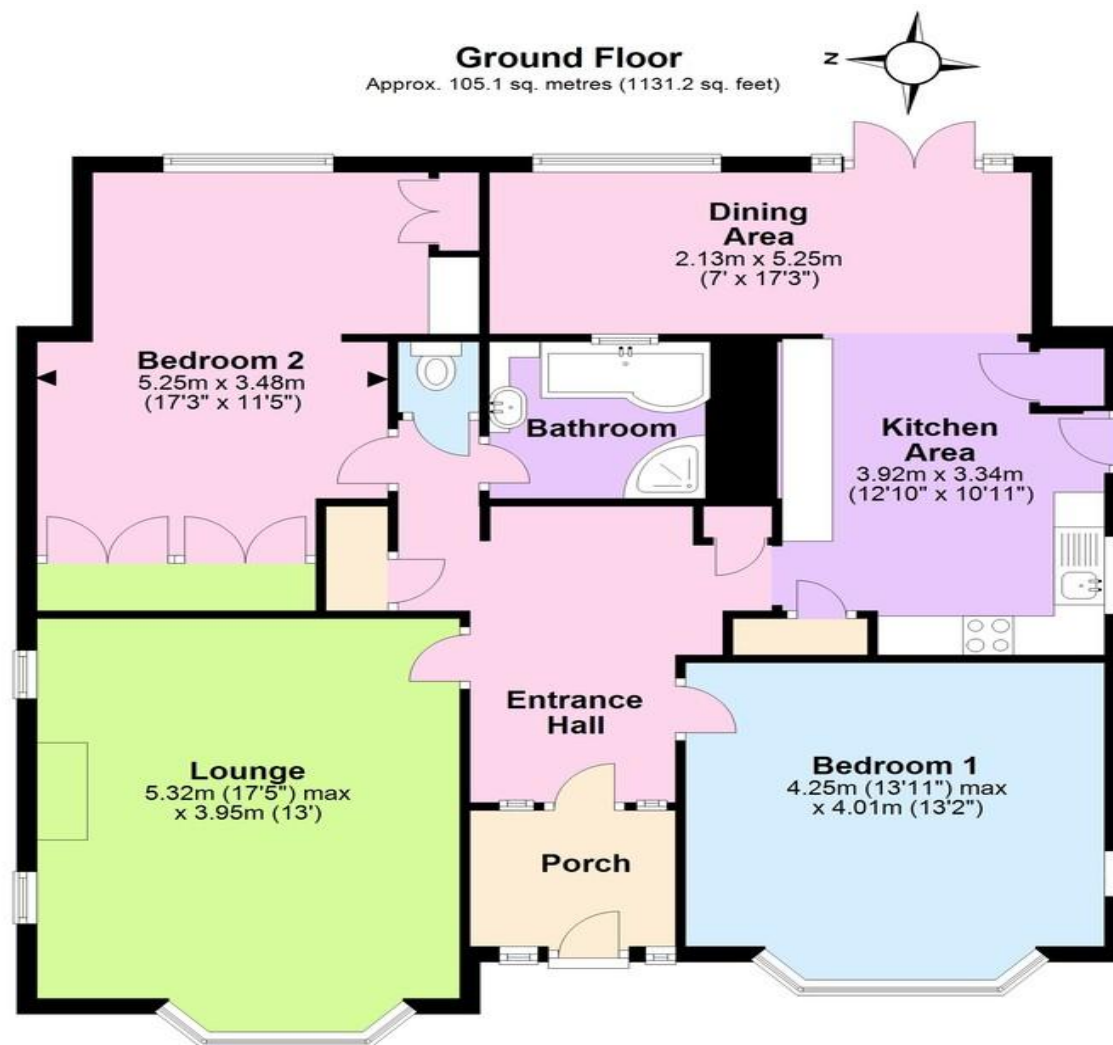


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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. 105.1 sq. metres (1131.2 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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