

A Well Proportioned Three Bedroom Semi- Detached House situated in this popular non through road surrounded by protected green belt land. The Property benefits from a LARGE SOUTH WEST FACING GARDEN with FEATURE SUMMERHOUSE/HOME OFFICE etc. The front of the property enjoys a Driveway providing Off-Street Parking for Three cars. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc and the area is surrounded by Farthing Downs, Coulsdon & Kenley Commons.

offers a selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and

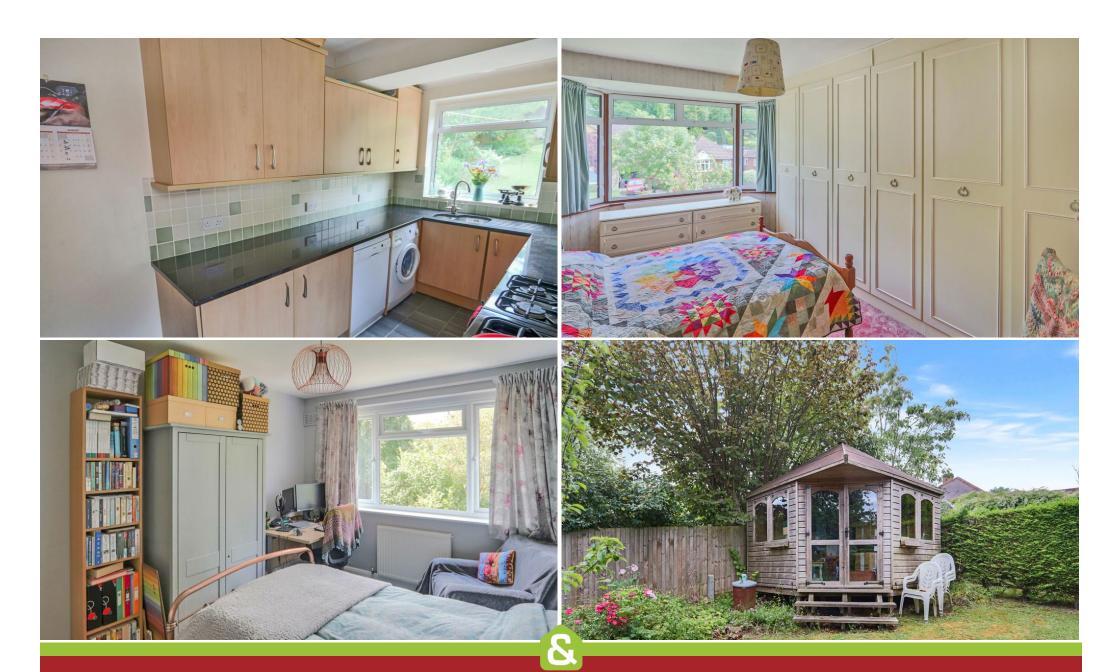
- Semi-Detached House
- Three bedrooms
- Kitchen
- Two Receptions
- Bathroom
- Gas Central Heating
- Double Glazing
- Large South Facing Garden
- Garage
- Off Street Parking











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

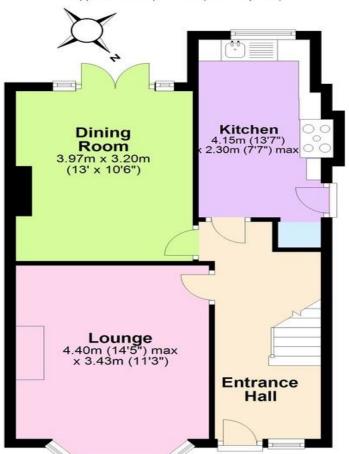
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. Services: We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. Tenure: References to the tenure of the property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



## **Ground Floor**

Approx. 47.1 sq. metres (507.0 sq. feet)



## **First Floor**

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

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

