



25 Marlpit Lane,
Coulston, CR5 2HF - Price £750,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to buy an exceptionally spacious five bedroom, two bathroom semi-detached house in a popular, convenient location with potential to extend, subject to the usual planning consent. Two large reception rooms, spacious kitchen/breakfast room. Large rear garden with games room. Parking for several cars. Ideally placed for both Old Coulsdon Village and Coulsdon Town and is a short walk to Coulsdon South mainline station running fast and frequent service to London Victoria and London Bridge. The greenbelt of Farthing Downs is a short walk away and Marlpit Lane park is within close proximity. Coulsdon is equally well-placed for easy road access for both the M23 / M25 motorways and LONDON GATWICK AIRPORT.

- Five Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Two Large Reception Rooms
- Kitchen/Breakfast Room
- Double Glazed Windows
- Gas Central Heating
- Large Rear Garden
- Garage and Ample Parking
- Games Room
- Large Loft
- Potential to Extend





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

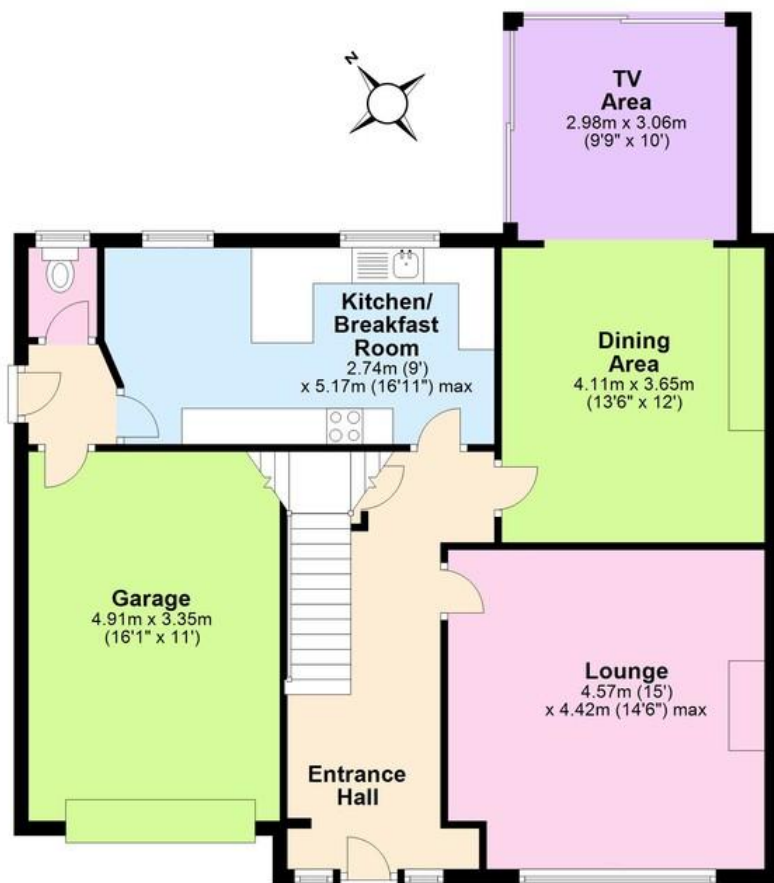
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



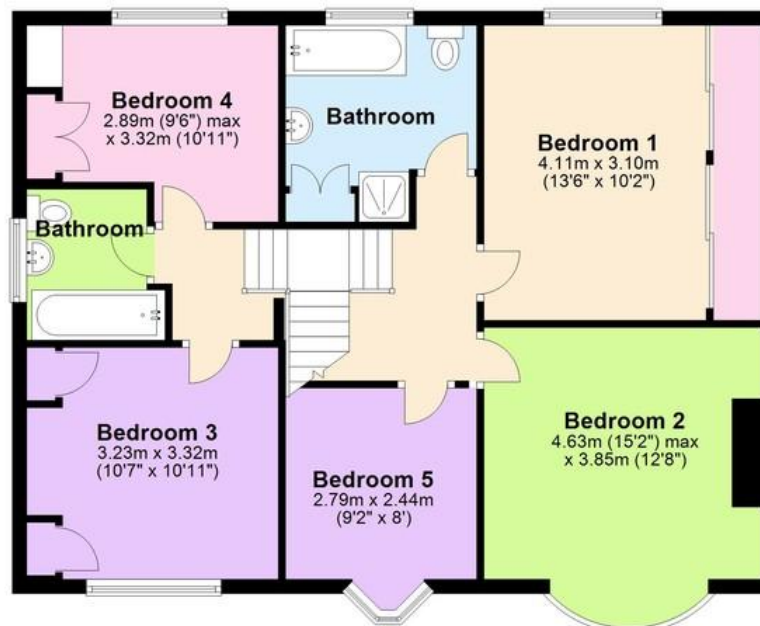
Ground Floor

Approx. 94.8 sq. metres (1020.2 sq. feet)



First Floor

Approx. 79.9 sq. metres (859.6 sq. feet)



Total area: approx. 174.6 sq. metres (1879.8 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**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

%epcGraph_c_1_167%