

174 Coulsdon Road,
Coulsdon, CR5 2LF - Price £600,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Detached Bungalow with large level South West facing garden positioned in an unexpected Cul-de-Sac location. Two bedrooms, two reception rooms, large Kitchen, garage and parking for 3/4 cars. Situated in this well established and popular residential area being close to the green open spaces of Farthing Downs with both Old Coulsdon village and Coulsdon town nearby. The area offers a good selection of schools for all ages, recreational facilities and excellent transport links including buses and trains from the nearby Coulsdon South and Coulsdon Town railway stations. The property is also ideally placed for easy access to the M23/M25 motorways. Great potential to extend subject to the usual planning consents.

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Large Kitchen
- Double Glazing
- Gas Central Heating
- Level South Facing Garden
- Garage
- Parking for Several cars
- Level walk to Village





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. 92.2 sq. metres (992.7 sq. feet)



Total area: approx. 92.2 sq. metres (992.7 sq. feet)

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



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