



2 Church Path,
Old Coulsdon, CR5 1HA – £425,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

Situated within the conservation of the village and quietly 'tucked in' by the side of St.Johns Church and opposite Grange Park. Old Coulsdon village offers excellent local amenities including shopping parade, choice of schools and churches. Grange Park, buses etc, and is surrounded by some delightful greenbelt countryside including Farthing Downs and Coulsdon Common. Coulsdon Town also offers comprehensive facilities, main line station and easy access to M23/M25 motorways.

- Interesting Period Cottage
- Heart of the Village
- One Bedroom
- Bathroom
- Kitchen
- Two Reception Rooms
- Good size Garden
- Conservatory
- Close to Amenities
- End of 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.

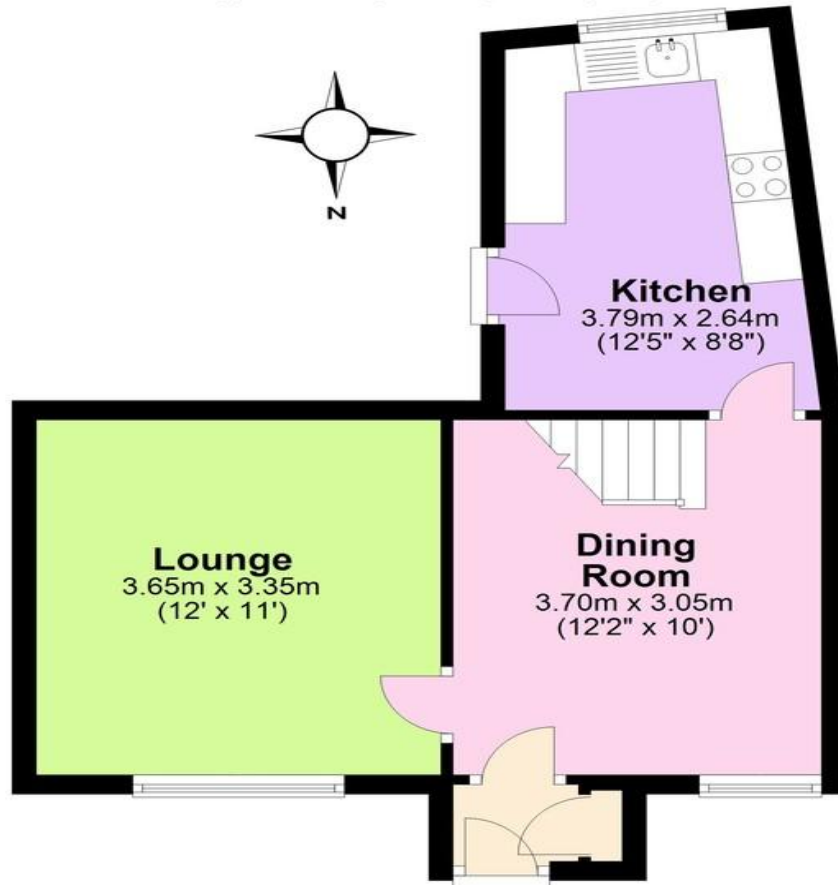
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 53.6 sq. metres (576.7 sq. feet)

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



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