



88 Mead Way,
Old Coulsdon, CR5 1PH -Guide Price £550,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

An opportunity to purchase this completely refurbished Detached Bungalow backing directly onto Green Belt Land, offering Three Bedrooms, en-suite Shower Room, Family Bathroom, open plan fitted Kitchen/Living Areas with access through bi-fold doors to the rear Garden. Double Glazed Windows and Gas central Heating. The front of the property boasts Garage and Off-Street Parking. Internal viewing highly recommended. The property is conveniently located within walking distance of Coulsdon South mainline station and only a short walk from Old Coulsdon village with popular pub and local shops including Post Office, bakery and Grange Park with its excellent play area. The area offers excellent recreational facilities and is also surrounded by some delightful greenbelt countryside including Farthing Downs and New Hill just a stones' throw away as well as a good selection of currently well performing schools. Coulsdon is ideally placed for easy road access to the M23 / M25 motorways

- Completely Refurbished Detached Bungalow
- Feature Open Plan Fitted Kitchen/Living Areas
- Bi-Fold Doors to Patio & Garden
- 3 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Gas Central Heating/Double Glazing
- South East Facing Garden Backing Green Belt Woods
- Garage & Off Street Parking





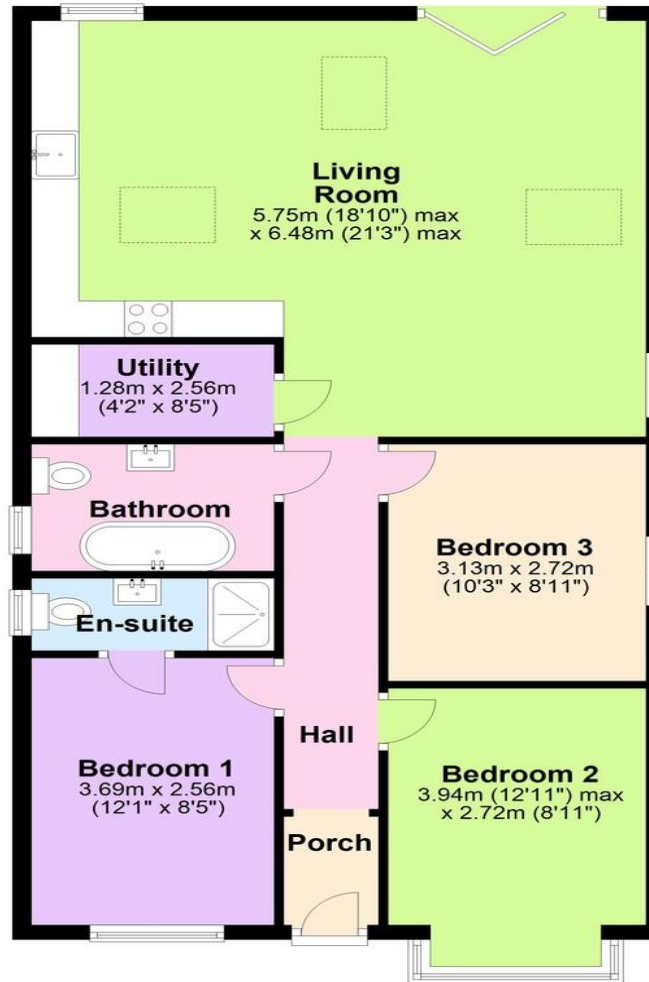
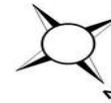
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 80.6 sq. metres (867.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 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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