

20 Kerrill Avenue,
Coulson, CR5 1QB - Price £625,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A superbly presented Three/Four Bedroom family home in a convenient and level location, spacious Lounge/Dining Room, Kitchen/Breakfast Room, Family Bathroom, South Facing Garden, Garage and Off Street Parking. Conveniently placed and only a short walk from the village which offers excellent local amenities. The area offers a choice of local schools churches, buses, recreational facilities and within walking distance of both Coulsdon Common and Farthing Downs.

- 3/4 Bedroom Semi-Detached House
- Spacious Lounge/Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Excellent Decorative Order
- Gas Central Heating
- Double Glazing
- Level South Facing Garden
- Quiet Location yet close to the Village





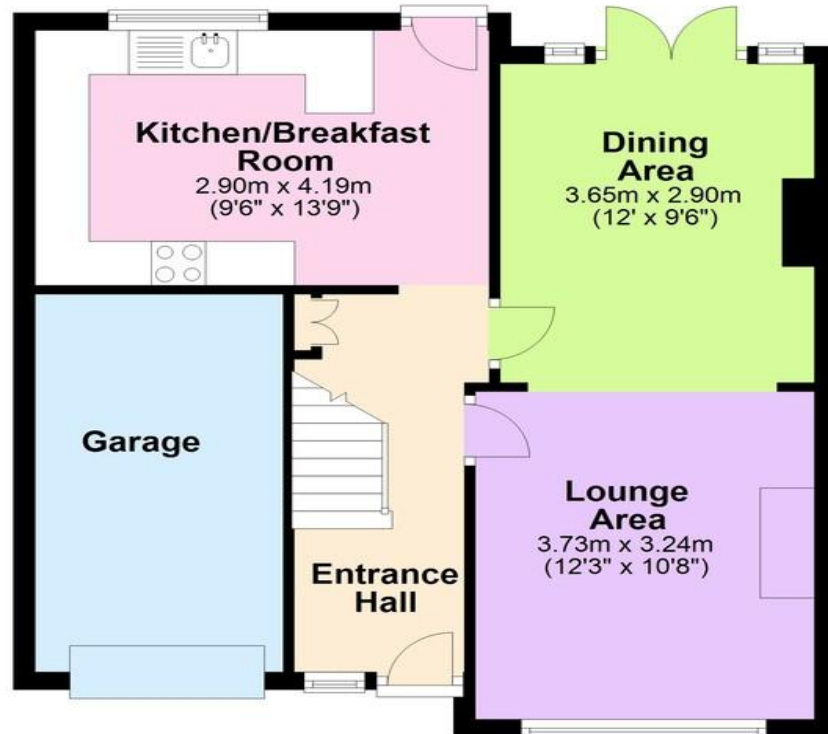
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 53.5 sq. metres (576.0 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

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



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