



Grove Wood Hill,
Coulsdon, CR5 2EN - Price £750,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Occupying this most sought after residential location in West Coulsdon we are pleased to offer to the market this three bedroom detached family house benefitting from two reception rooms, kitchen/breakfast room, driveway providing extra parking, garage. This delightful family home is ideally placed for a selection of well-respected local schools for all ages. It is situated close to Coulsdon town centre, offering a comprehensive range of facilities including good transport links including Coulsdon South mainline station running fast and frequent service to London Victoria and London Bridge. The property is within easy reach of Woodcote Park Golf Club and green open spaces including Farthing Downs and Happy Valley, and is equally well placed for easy road access to the M23 / M25 motorway

- Detached Three Bedroom House
- Master Bedroom with En-Suite
- Family Bathroom
- Downstairs Cloakroom
- Kitchen/Utility Room
- Lounge/Dining Room
- Garage
- Off Street Parking
- South West Facing Garden
- Chain Free





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.



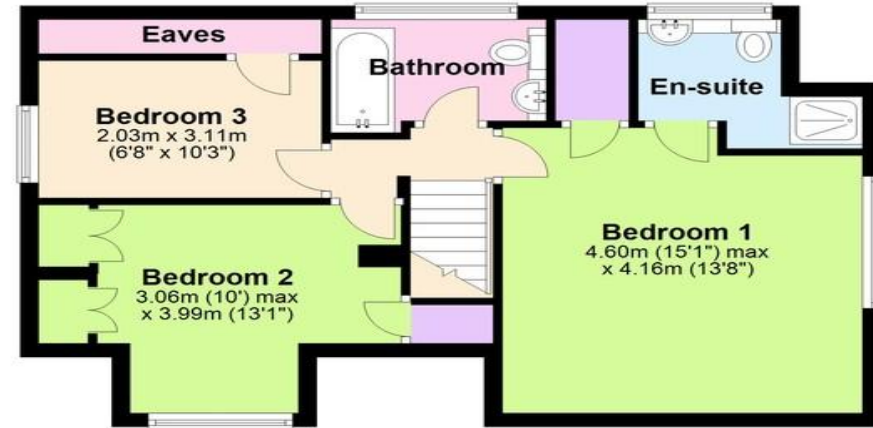
Ground Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 124.6 sq. metres (1341.1 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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