



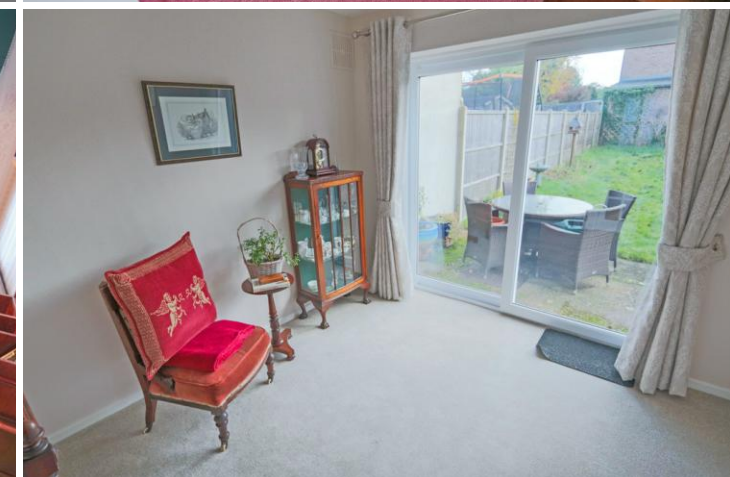
22 Waddington Avenue,
Coulston, CR5 1QE - Price £535,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Situated in a popular level Old Coulsdon location this THREE BEDROOMED SEMI-DETACHED HOUSE offering WELL PROPORTIONED ACCOMMODATION with bright and spacious lounge, separate dining Room, kitchen/breakfast room, driveway parking, garage and own large gardens. Being sold with the benefit of NO ONWARD CHAIN. Located in a very popular and well-established residential area being conveniently placed near some delightful green belt countryside including Happy Valley and Farthing Downs nearby. The area is well served for several well-performing local schools and also boasts a local sixth form college, recreational facilities and churches and also benefits not only from the regular 466 bus route but also from the local 404 bus service to Caterham and Coulsdon Town. In addition to the local shops and transport links at Lacey Green and Old Coulsdon Village there is an excellent choice of shops, cafes and restaurants and two mainline railway stations located in Coulsdon Town.

- Three Bedrooms
- Shower Room
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Good Sized Rear Garden
- Garage
- Drive Way Parking
- Additional Garden Behind The Garage





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.





Total area: approx. 81.0 sq. metres (871.6 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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