



24 Edward Road,
Coulsdon, CR5 2NP - Price £415,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

We are delighted to present to the market this two bedroom terrace house in the heart of Coulsdon. The house is in good decorative order with a four piece family bathroom. Spacious lounge, dining room and modern kitchen. Located on a quite close, this property is conveniently situated just seconds from Coulsdon High Street where you will find a variety of shops, cafes, restaurants, bars and coffee shops. Coulsdon Town Train Station is only a few minutes walk away providing direct access to London and Coulsdon South Station is a little further walk away which provides even faster access to London Bridge and Victoria Train Stations, there is also easy access to M23/M25 motorways and not forgetting a variety of good local schools and the open spaces of Farthing Downs and Happy Valley.

N.B. In order to comply with the provisions of the Estate Agents Act 1979, we wish to notify prospective purchasers that the vendor of this property is related to one of our members of staff.

- Well Presented Two Bedroom House
- Family Bathroom
- Modern Kitchen
- Dining Room
- Spacious Lounge
- Gas Central Heating
- Close to Town Centre
- Close to Coulsdon Town and Coulsdon South Train Station
- Close to Open Spaces
- Permit Parking



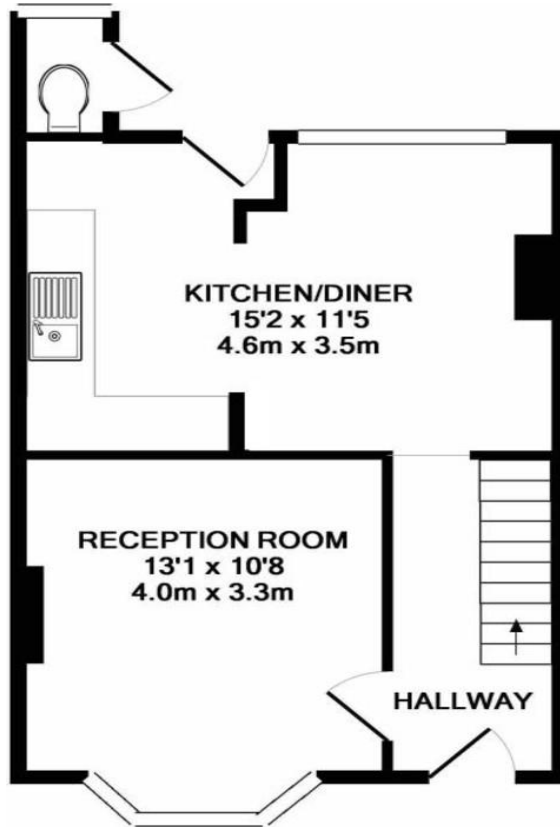


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

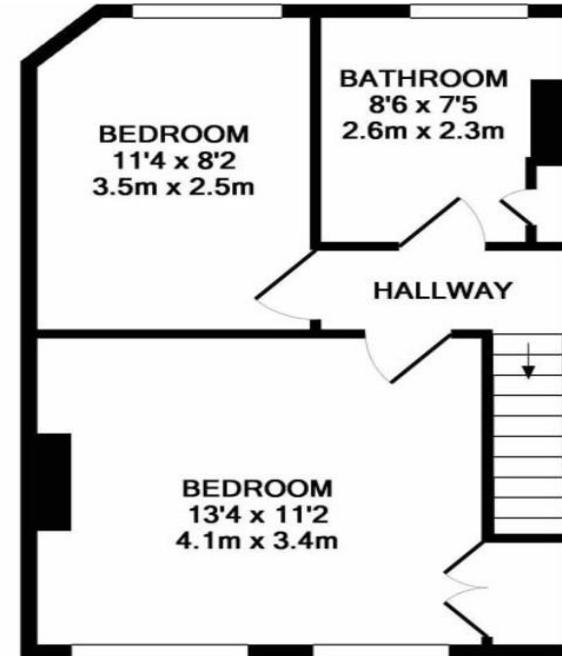
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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