



22 Thornton Crescent,
Old Coulsdon, CR5 1LH –
Offers in Excess of £600,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A well presented and extended semi-detached house located in a popular residential Crescent. The property boasts four bedrooms, large family bathroom, modern kitchen and spacious open plan dining and living room. Externally there is a generous level south facing garden, garage and off street parking. The property is situated on completely level ground being just a short walk from both the village of Old Coulsdon and the Lacey Green shops and just a few minutes level walk from the delightful open countryside of Coulsdon Common and Farthing Downs. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and a good choice of schools being walking distance to the well-respected Keston School. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge. The M23 / M25 interchange at Hooley is close-by.

- Spacious Semi-detached House
- Four Bedrooms
- Family Bathroom
- Open Plan Dining and Living Room
- Gas Central Heating
- Close to amenities
- South Facing Level Garden
- Garage
- Off Street Parking
- Internal viewing recommended





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

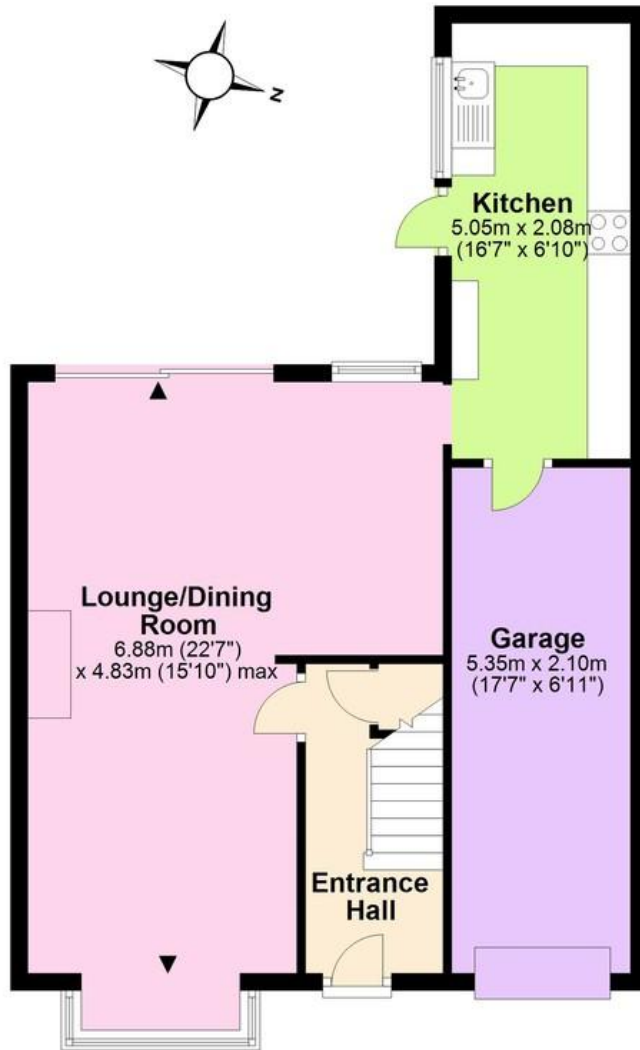
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



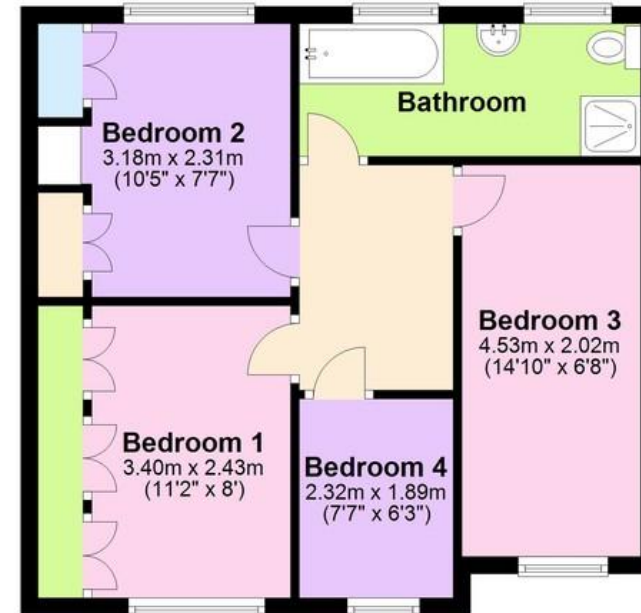
Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 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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