



24 Forge Avenue,
Old Coulsdon, CR5 1LR - Price £450,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

Spacious Semi-Detached Chalet Style Bungalow with No Onward Chain. This well presented property offers two bedrooms, Shower Room, Kitchen, Spacious lounge/Dining Room and Conservatory. The property enjoys a level low maintenance rear garden, garage and driveway providing off-street parking. Situated on a completely level ground in this popular and well-established area being ideally placed for local facilities including schools, buses, churches and Lacey Green shops and conveniently located for Old Coulsdon village offering excellent local amenities. The area is well served for local schools including the popular and well-respected schools. Old Coulsdon is surrounded by some delightful green belt countryside including Coulsdon Common and Farthing Downs. Coulsdon is well located for ease of access to the M23 / M25 motorways.

- Well Presented Spacious Semi-Detached Chalet Style Bungalow
- Two Bedrooms
- Exceptionally Spacious Living Areas
- Conservatory
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Garage
- Popular Convenient Location
- No Onward Chain





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

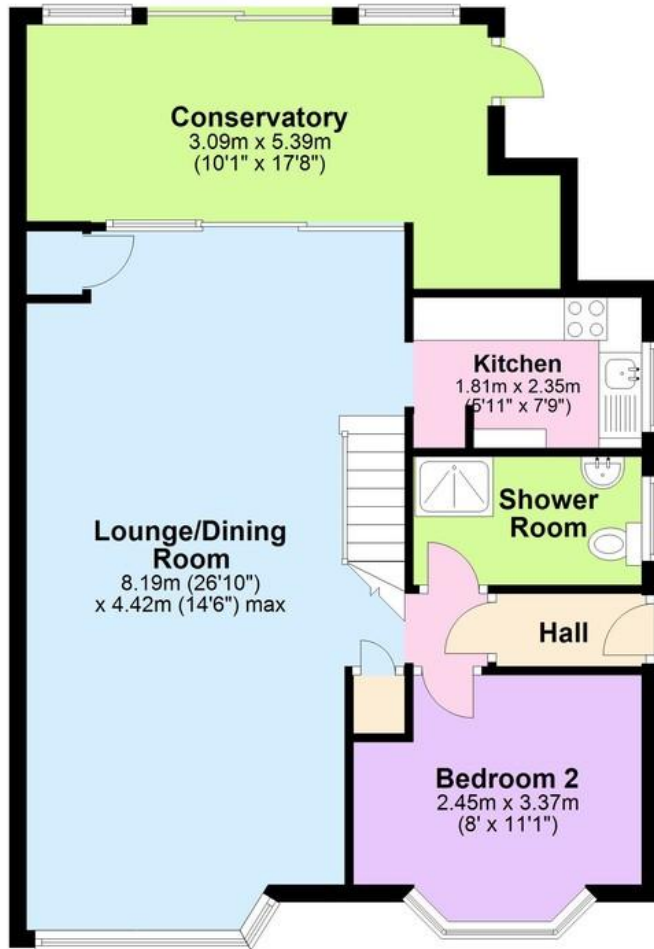
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



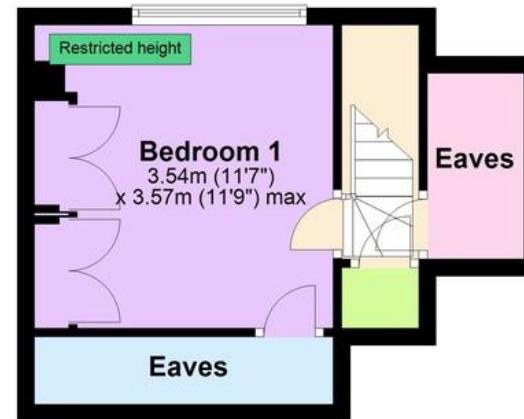
Ground Floor

Approx. 68.8 sq. metres (740.9 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.3 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 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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