



32a Homefield Road,
Old Coulsdon, Surrey, CR5 1ES - Price £650,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

We are pleased to present this immaculate detached house offering well-proportioned and flexible living accommodation, situated close to Coulsdon Common and other green belt areas. Property comprising THREE/FOUR BEDROOMS, modern well-fitted kitchen, lounge leading to garden, bathroom with separate shower. Situated on completely LEVEL ground in this popular and well-established area being ideally placed for local facilities including schools, pubs, churches, and Lacey Green shops and conveniently located for Old Coulsdon village offering excellent local amenities. Close to bus routes & excellent transport links.

- Three/ Four Bedroomed Detached
- Two/Three Reception Rooms
- Well Appointed Kitchen
- Bathroom including Shower
- Immaculate Garden
- Tandem Garage
- Driveway Parking For several Cars
- Gas Fired Central Heating
- Double glazed Windows
- Must Be Viewed



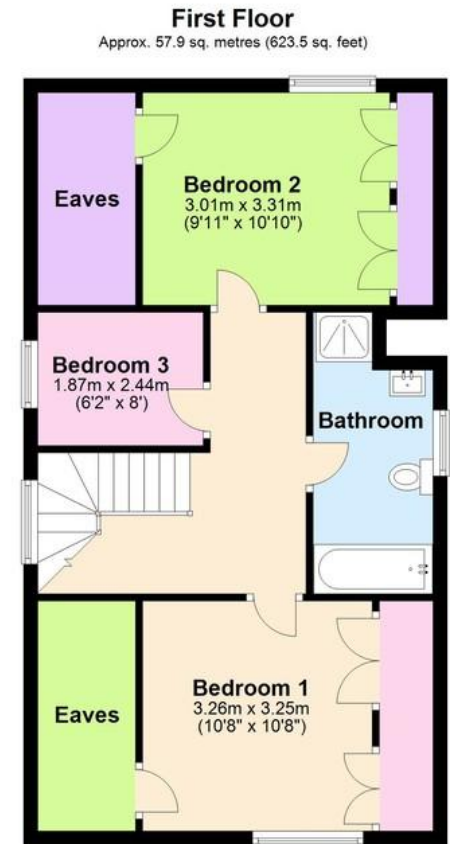
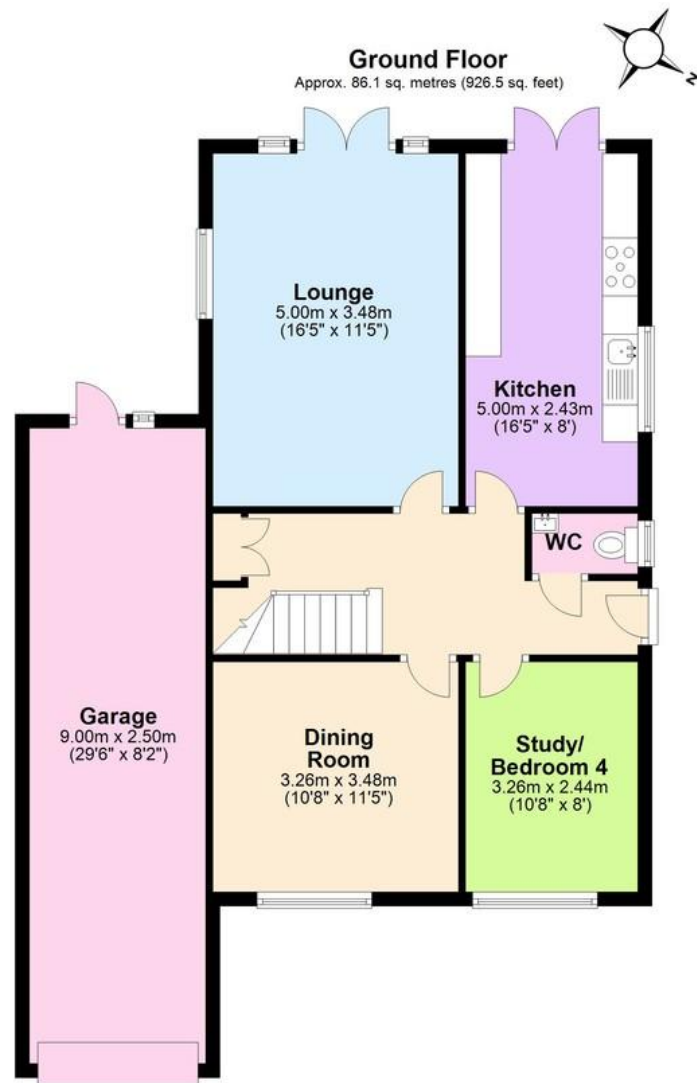


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 144.0 sq. metres (1550.0 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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