



79 Chaldon Way,
Coulston, CR5 1DL - Offers in Excess of £575,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Spacious two bedroom detached Bungalow set on a level plot in the highly sought after Chaldon way location. The property is in need of modernisation and renovation and offers potential to extend subject to planning. The accommodation currently comprises of an entrance hall, lounge/dining room, bathroom, separate wc, kitchen and two double bedrooms, stairs lead to a loft space which is boarded. The area offers a good selection of schools for all ages, recreational facilities and is also surrounded by some delightful greenbelt countryside including Farthing Downs and New Hill with access footpaths nearby. Local buses serve Coulsdon, Caterham, Purley and Croydon. Coulsdon South mainline station offers fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN
- ADJACENT GREEN BELT AND FARTHING DOWNS
- LEVEL WALKING DISTANCE COULSDON TOWN
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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.

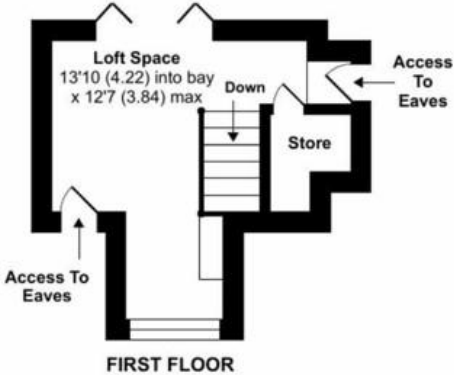
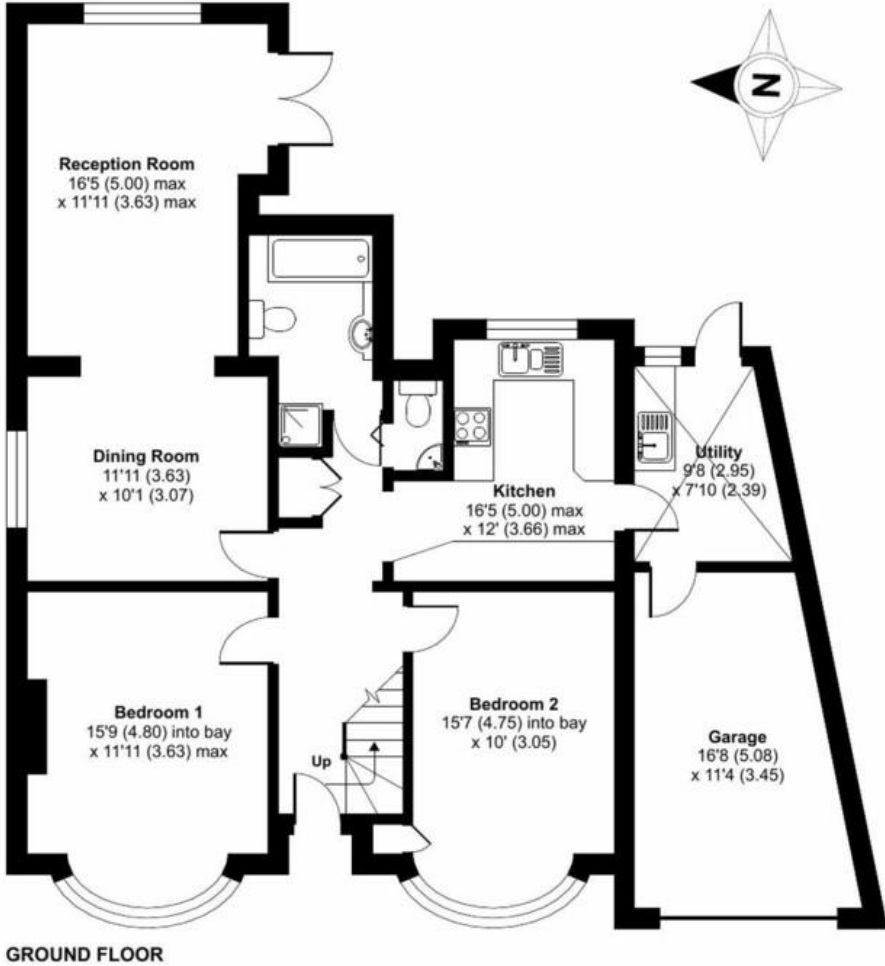
Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



Chaldon Way, Coulsdon, CR5

Approximate Area = 1190 sq ft / 110.5 sq m
Garage = 161 sq ft / 15 sq m
Total = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Park & Bailey. REF: 1107771



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

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