



40 Taunton Lane,
Old Coulsdon, CR5 1SE - Price £475,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to purchase this Semi-Detached Family Home located within level walking distance to the Village of Old Coulsdon. Conveniently placed for local shops and buses with good transport links to Coulsdon South and Coulsdon Town stations offering a fast service to London Victoria and London Bridge. Easy access for the M23 /M25 motorways and close to Farthing Downs and Coulsdon Common.

- ATTRACTIVE COTTAGE STYLE SEM-DETACHED HOUSE
- POPULAR & CONVENIENT LOCATION
- NO ONWARD CHAIN
- REALISTICALLY PRICED TO ALLOW FOR MODERNISATION
- GAS CENTRAL HEATING
- GOOD SIZE LEVEL GARDEN
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- BATHROOM





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

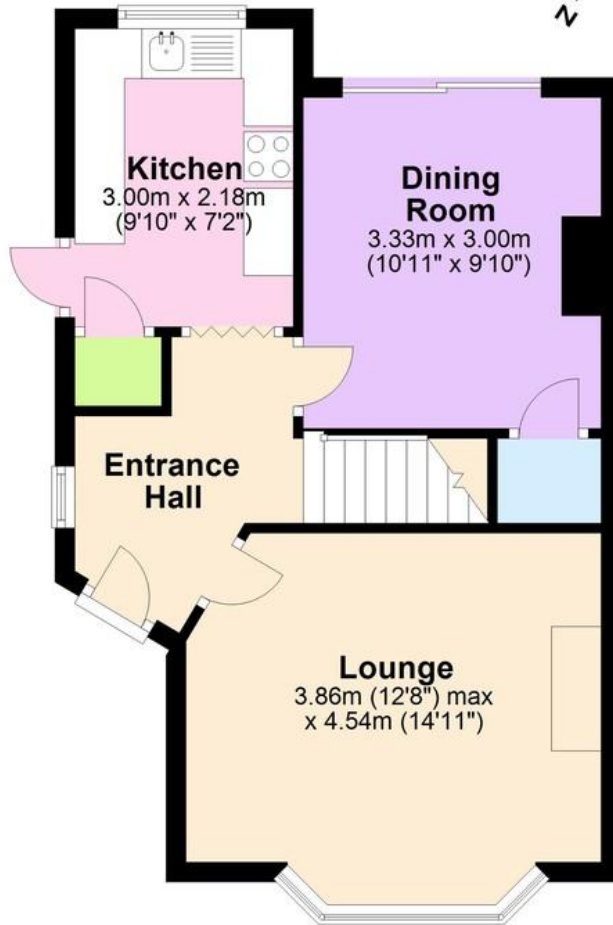
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



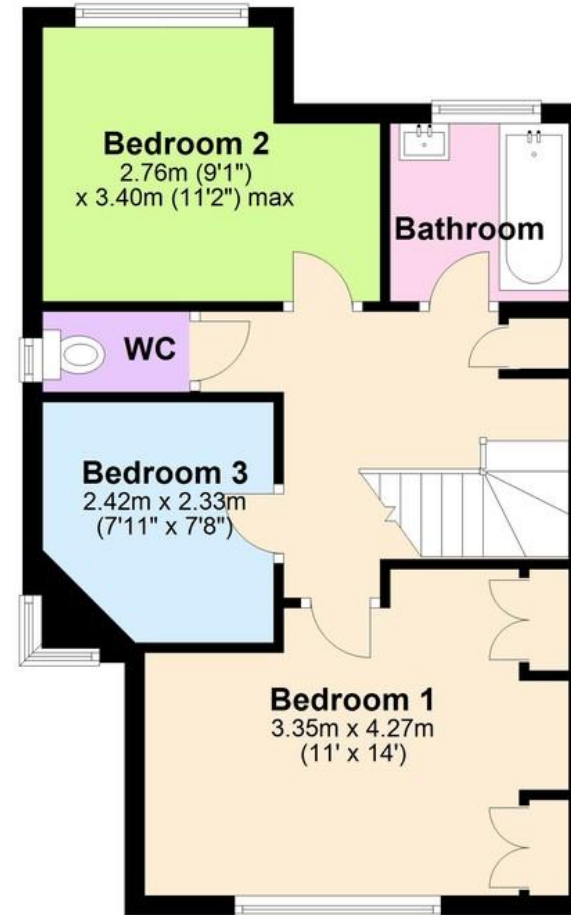
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.5 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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