



2 Margaret Way,
Coulston, CR5 1HS - Price £575,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Attractive Semi Detached House in quiet cul-de-sac enjoying far reaching views across the surrounding area. Located in this well-established area being ideally placed for local facilities including choice of schools, local shops, buses etc. and conveniently located for Old Coulsdon village offering excellent local amenities. Old Coulsdon is surrounded by some delightful green belt countryside including Coulsdon Common and Farthing Downs which are both a short walk away. Coulsdon Town offers comprehensive facilities and is well located for ease of access to the M23 / M25 motorways.

- Semi Detached House
- 3 Bedrms
- Quiet Cul De Sac
- Gas Central Heating
- Double Glazed Windows
- Garage
- Excellent Decorative Condition
- Spacious Lounge/Dining Room
- Attractive South West Garden
- Window Shutters





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

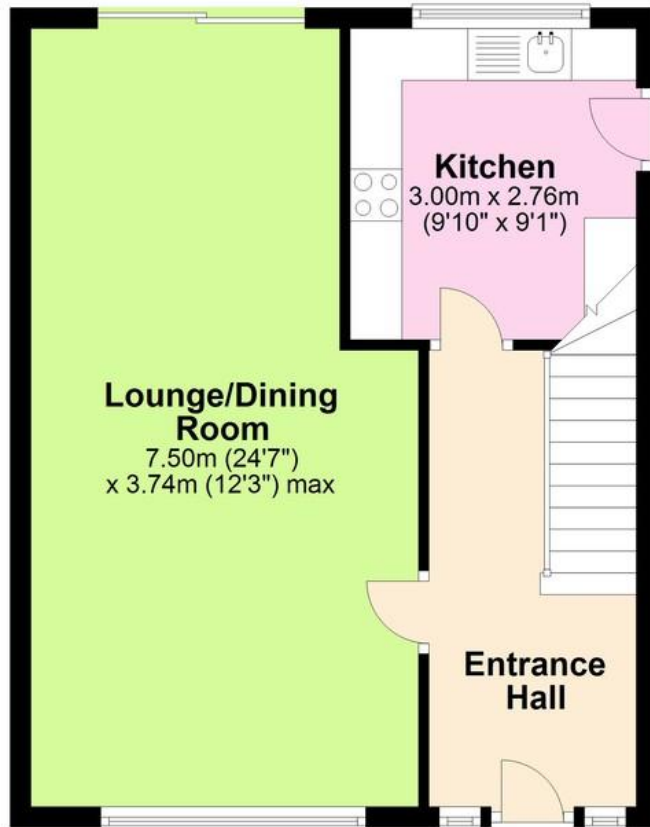
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



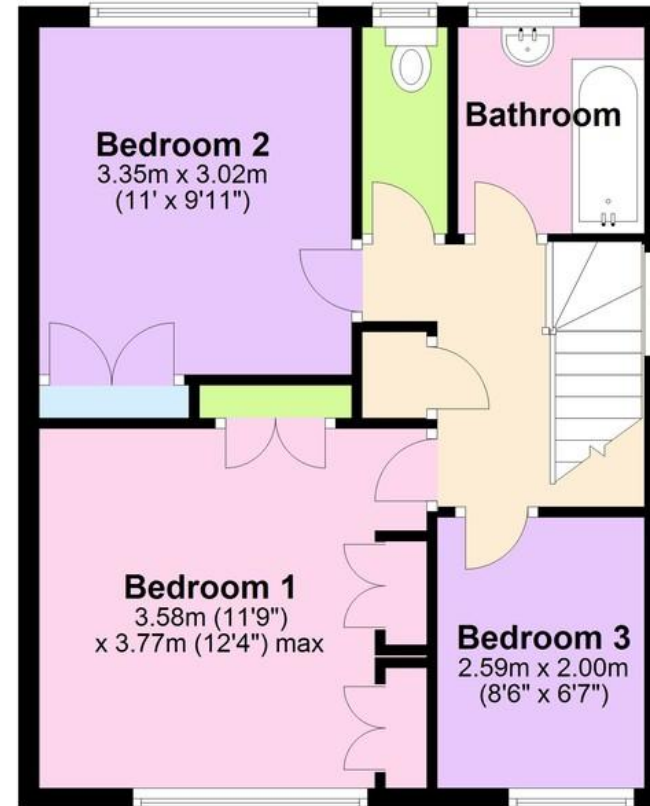
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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