



17 Coulsdon Road,
Old Coulsdon, CR5 2LJ - Price £975,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A charming and impeccably presented DETACHED FAMILY HOUSE with an abundance of character alongside many high specification features and benefitting from TWO RECEPTION ROOMS, KITCHEN AND BREAKFAST ROOM, UTILITY ROOM, DOWNSTAIRS W.C., FIVE BEDROOMS INCLUDING IMPRESSIVE MASTER BEDROOM WITH PRIVATE EN-SUITE AND BALCONY as well as FAMILY BATHROOM, AND LOFT SPACE. This must be seen home has LARGE LEVEL AND SECLUDED REAR GARDEN. The property is set well back from the road with a large driveway with off street parking for numerous cars. Situated on level ground on the fringe of Bradmore Green and Old Coulsdon conservation area being most conveniently placed only a short level walk from the village which offers excellent local amenities including shopping parade, choice of churches, library, Grange park etc. The area is well served for local schools, buses etc and Old Coulsdon is surrounded by some delightful green belt countryside. Coulsdon town offers comprehensive facilities and choice of stations and Coulsdon is ideally placed for easy access to the M23/ M25 motorways.

- Five Bedrooms
- 3 Bedrooms with Ensuites
- Two Large Reception Rooms
- Kitchen Breakfast Room
- Utility Room
- Double Garage
- Ground Floor Cloakroom
- Large Gardens
- Set Back from the Road With a Large Driveway
- 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. 127.0 sq. metres (1367.1 sq. feet)



First Floor

Approx. 97.0 sq. metres (1044.3 sq. feet)



Total area: approx. 224.0 sq. metres (2411.4 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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