



93 Mead Way,
Coulston, CR5 1PQ - Price £535,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This THREE BEDROOM SEMI-DETACHED home is presented to the market with NO ONWARD CHAIN, comprising; 3 bedrooms, family bathroom, separate lounge & dining room, fitted kitchen, long tiered rear garden. Also benefits from off street parking being situated in this very popular residential area and ideally placed for both Coulsdon town and Old Coulsdon village. 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 just a stones' throw away. Nearby local buses serve Coulsdon, Caterham, Purley and Croydon and Coulsdon South mainline station is within easy reach with its 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.

- No onward Chain
- Semi Detached Family Home
- Three Bedrooms
- Two Reception rooms
- Good sized rear garden
- Off street parking
- Close access to Farthing Downs
- Selection of local Schools
- Convenient for Local Amenities
- Double Glazing & Central Heating





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

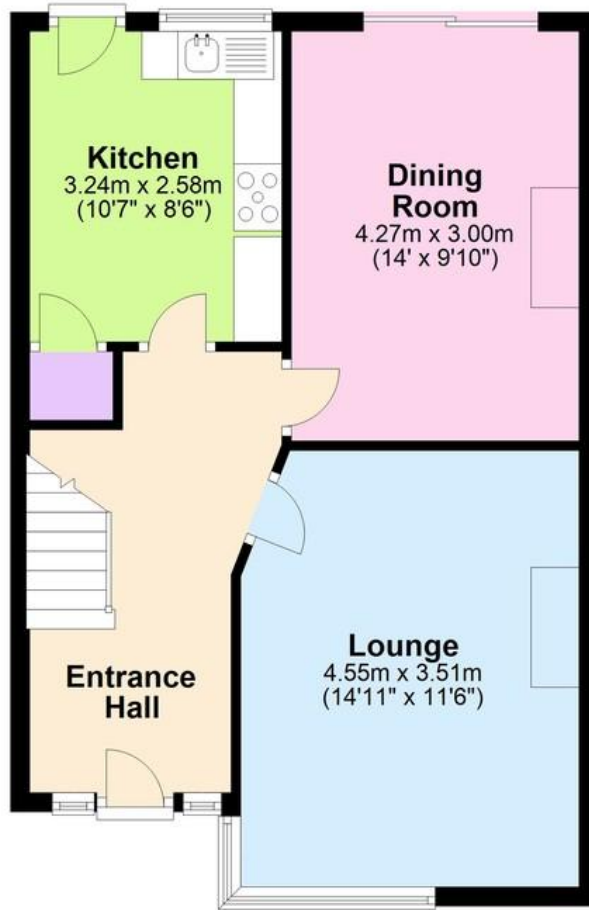
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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. 48.8 sq. metres (525.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 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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