



75 The Glade,
Old Coulsdon, CR5 1SS – Offers In the Region of £400,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This mid terraced house positioned in a popular residential area of Old Coulsdon offering good sized accommodation with a good garden. The property is in a good state of repair however the new owners may wish to modernise and redecorate. Ideally placed for the sought after Keston Primary School and within easy reach of Old Coulsdon village offering comprehensive facilities including further schools, choice of churches, library, recreational park whilst green belt countryside at Coulsdon Common and Farthing Downs are close by. The M23 / M25 interchange at Hooley is also nearby with London Gatwick Airport just one junction along, Coulsdon South mainline station with direct links into both London Victoria and London Bridge is within easy reach.

- Two Bedrooms
- Bathroom Including Separate Shower
- Front Reception Room
- Open Plan kitchen Dining Room
- Gas Central Heating
- Double Glazed Windows
- Good Sized Rear Garden
- off Street Parking
- Convenient Location
- 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.





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