



38 Canons Hill,
Old Coulsdon, Surrey, CR5 1HB –
Offers in Region of £700,000

JOHN BROWN



MARK YOULL

SALES & LETTINGS

A RARE OPPORTUNITY to purchase an individual detached two-bedroom split-level bungalow, with double garage and off-street parking in highly sought-after location and set in large secluded gardens with wooded views. Quietly situated in this very popular non-through road within level walking distance of Old Coulsdon Village offering not only excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages but in addition a great community spirit. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station 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 with London Gatwick Airport just two junctions along the M23. Internal Viewing Highly Recommended.

- Detached Bungalow
- Two Double Bedrooms
- Superb Location
- Level Walk to the Village
- Double Garage
- Large Double Glazed Conservatory
- Feature Garden
- Double Glazing
- Well Present Accommodation
- Viewing Highly Recommended





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.



Canons Hill, Old Coulsdon, CR5

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft



119.4 sq m / 1285 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID511334)



Call us on **020 8668 5344 / 01737 551111**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

