



16 Tudor Close,  
Old Coulsdon, Surrey, CR5 1HQ - Price £600,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS



Viewing Highly Recommended of this character 'Tudor' style three-bedroom semi-detached family home with spectacular landscaped rear garden tucked away in a peaceful cul-de-sac location being presented in excellent condition and just a level walk to Old Coulsdon Village. This comfortable and well-planned family home is ideally situated being just a short level walk to Old Coulsdon Village offering excellent local facilities including shops, buses, Grange park, library and choice of churches. Old Coulsdon is well served by several well-performing schools for all ages, open spaces of Coulsdon Common and Farthing Downs are close to hand and the property is well placed for ease of access to the M23 / M25 interchange at Hooley with London Gatwick Airport just two junctions along the M23 at junction 9.

- Semi-Detached Family Home
- Tudor Style
- Three Bedrooms
- Interlinking Reception Rooms
- Contemporary Kitchen
- Family Bathroom
- Beautifully Landscaped Rear Garden
- Patio areas
- Cul-de-Sac Level Location
- Garage & Off-Street Parking







**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.



## Tudor Close, Old Coulsdon, CR5

Approximate Gross Internal Area  
105.3 sq m / 1133 sq ft

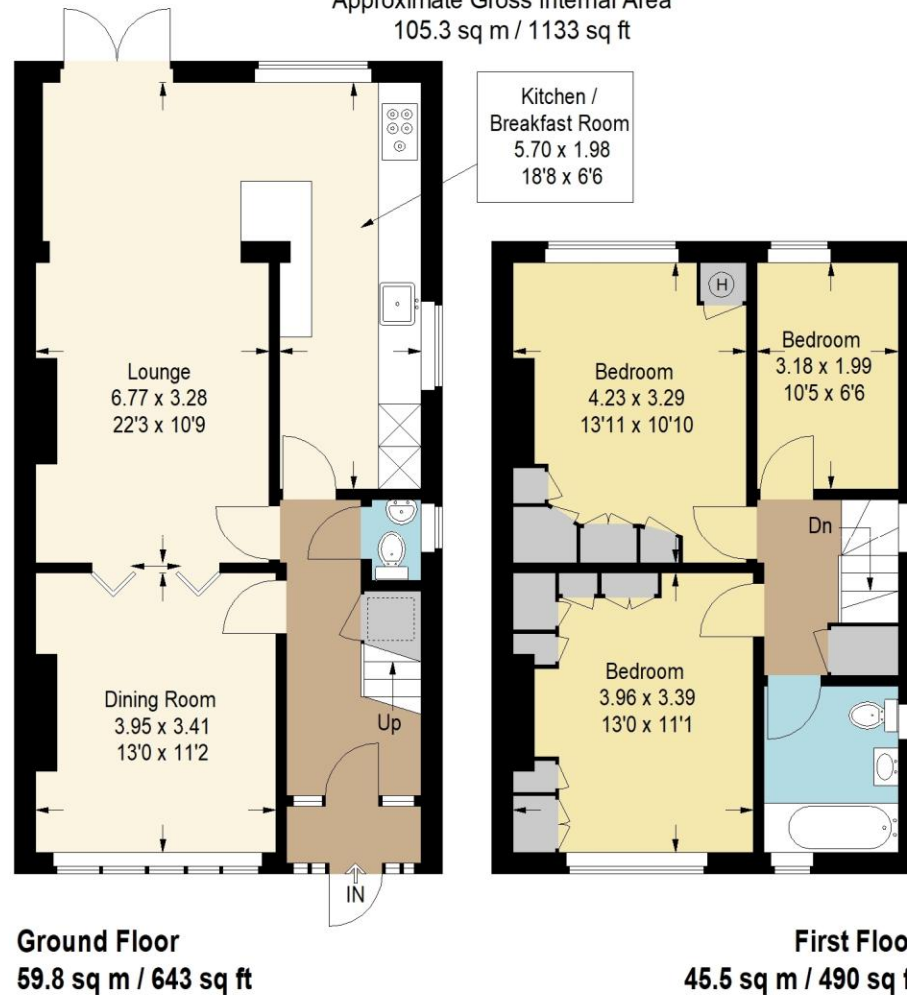


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID560772)



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

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

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

**[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)**

