



2 Edward Road,
Coulston, Surrey, CR5 2NP - Price £289,950

JOHN BROWN



MARK YOULL

SALES & LETTINGS

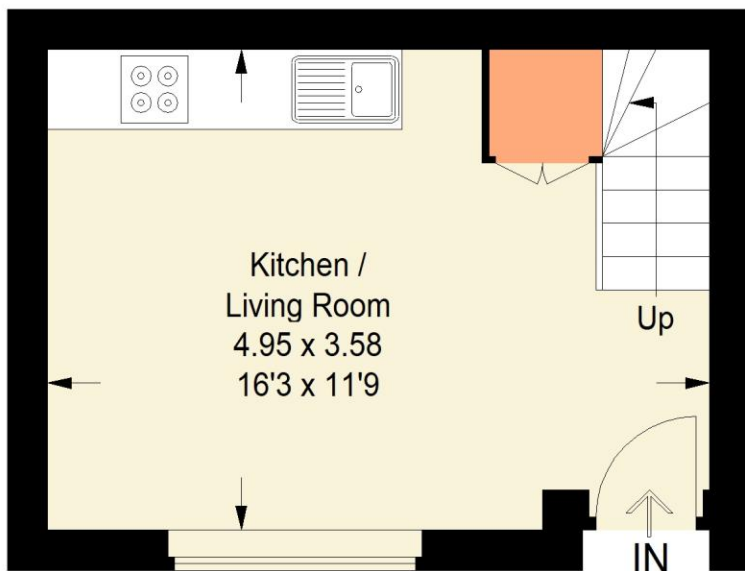
A stunning ONE BEDROOM HOUSE completed to a high standard being located in the centre of COULSDON benefiting from being just a short walk of both Coulsdon Town & Coulsdon South train stations. The property benefits from engineered wooden floors, gas central heating, double glazing, shower room. The area offers a good selection of recreational facilities and local bus services. In addition, 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 as well as Coulsdon Town mainline station also with links into London. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just two junctions along the M23.

- No Onward Chain
- One Bedroom House
- Open Plan Living Accommodation
- Master Bedroom with Built in Wardrobe
- Shower Room
- Walking Distance of Two Train Stations
- Gas Central Heating
- Double Glazing
- Town Centre Location

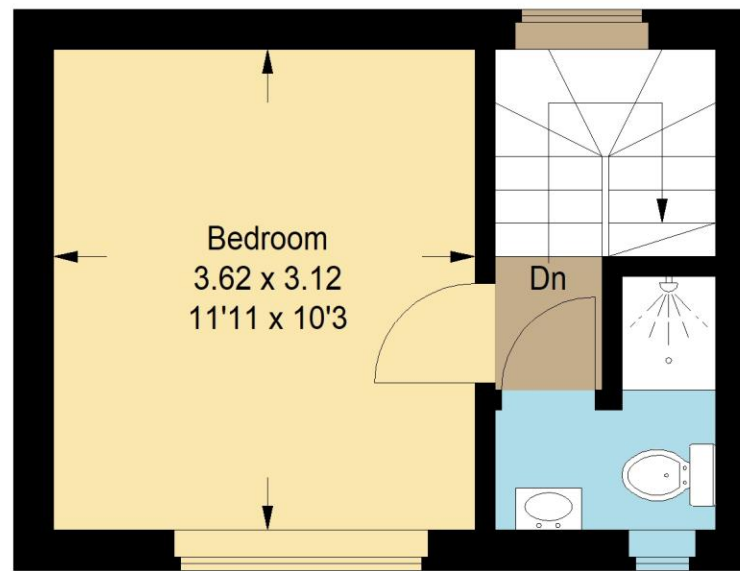


Edward Road, Coulsdon, CR5

Approximate Gross Internal Area
35.4 sq m / 381 sq ft



Ground Floor
17.6 sq m / 189 sq ft



First Floor
17.8 sq m / 192 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID568431)



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.





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

