



26 Forge Avenue,  
Old Coulsdon, CR5 1LR - Price £395,000

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



TWO BEDROOM SEMI-DETACHED BUNGALOW situated in level Old Coulsdon location offering well-proportioned accommodation comprising well-equipped kitchen leading to utility area, family bathroom, lounge / dining room leading to a well-established wildlife garden with access to shed and detached garage. Situated this popular area being ideally placed for local facilities including buses, churches, schools and Lacey Green shops and conveniently located for Old Coulsdon village offering excellent local amenities. Old Coulsdon is surrounded by some delightful green belt countryside including nearby COULSDON COMMON and FARTHING DOWNS. Coulsdon is well located for ease of access to the M23 / M25 motorways. The area is well served for local schools including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education.

- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Lounge / Dining Room
- Well-appointed Kitchen
- Family Bathroom
- Utility Area
- Well-Established Wildlife Garden
- Garage
- Off Street Parking
- Popular Level Location





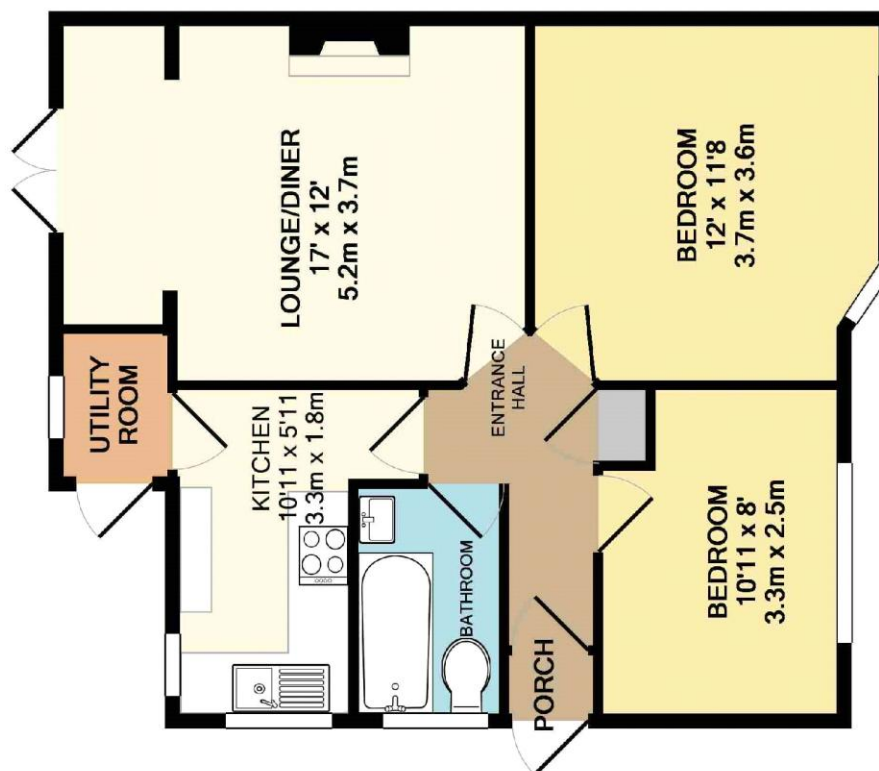
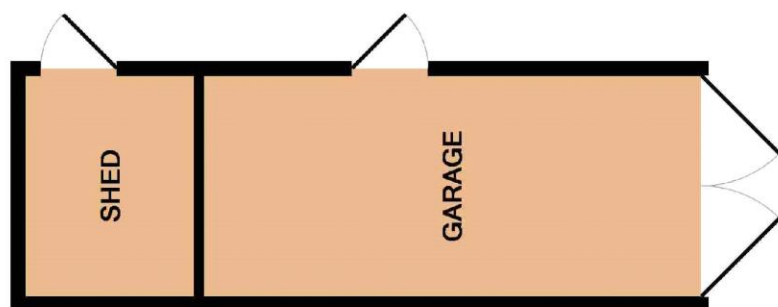


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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.





TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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)**

