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72 Tollers Lane,
Old Coulsdon, Surrey, CR5 1BB - Price £450,000

JOHN BROWN



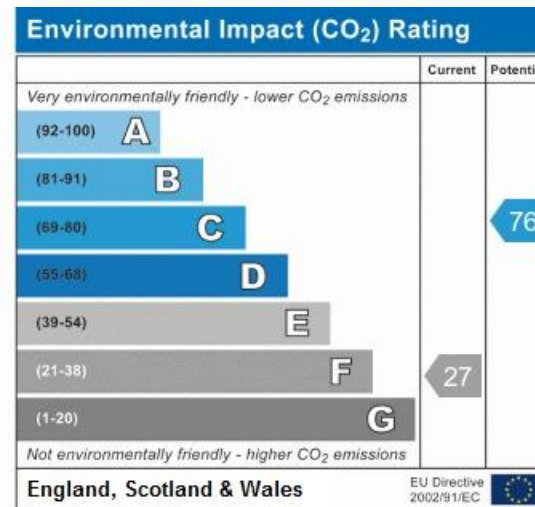
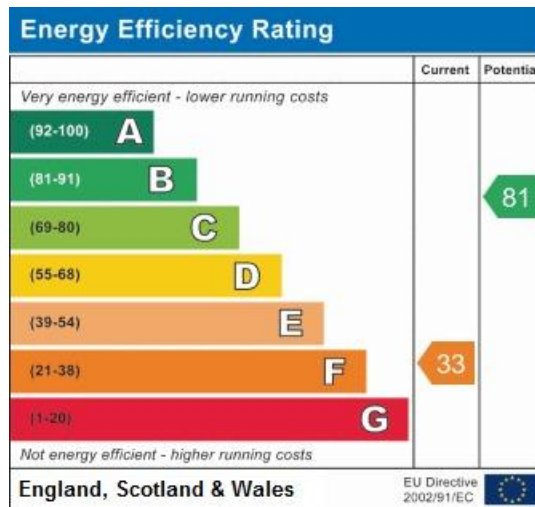
MARK YOULL

SALES & LETTINGS

A SPACIOUS CHALET STYLE SEMI-DETACHED PROPERTY IN POPULAR LEVEL LOCATION IN NEED OF MODERNISATION WITH POTENTIAL TO EXTEND (subject to planning permission) backing onto Farthing Downs being sold with NO ONWARD CHAIN. Enjoying a pleasant location in this popular and well-established residential area, being on level ground and BACKING DIRECTLY ONTO GREEN BELT LAND and enjoying views from the first floor across towards Farthing Downs. Ideally placed only a short level walk from Old Coulsdon Village offering excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages. 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 one junction along the M23.

- Semi-Detached Chalet Style House
- Three Bedrooms
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Shower Room
- Separate W.C.
- Rear Garden backing onto Farthing Downs
- Detached Garage





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.



Tollers Lane, Old Coulsdon, CR5

Approximate Gross Internal Area
(Including Eaves Storage)
120.0 sq m / 1292 sq ft



= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © (ID583298)



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