



25 Canons Hill,
Old Coulsdon, Surrey, CR5 1HB - Price £695,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

VIEWING HIGHLY RECOMMENDED of this spacious TWO BEDROOM DETACHED BUNGALOW being quietly situated in a very popular and sought-after cul-de-sac in the heart of Old Coulsdon, this attractive property offers versatile living accommodation. The front garden includes a wide drive that can easily accommodate two cars whilst the sunny back garden backs directly on to the manicured greens of Coulsdon Manor Golf Course. BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. The property is within short and level walking distance of Old Coulsdon village and its excellent facilities, including local shops, Bradmore Green and Grange Park, good transport links, library, churches, a good choice of well-respected schools for all ages and a great community spirit. The nearby green spaces of Farthing Downs and Happy Valley provide excellent walking on the picturesque North Downs, whilst Coulsdon town offers comprehensive facilities, including a good range of shops and a selection of cafes and restaurants. Coulsdon South mainline station enjoys fast and frequent services into London Victoria and London Bridge and the Thameslink service which passes through London St Pancras. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Lounge / Dining Room
- Garden / Sun Room
- Refitted Kitchen
- Bathroom
- Extensive Rear Garden
- Backing onto Golf Course
- Garage



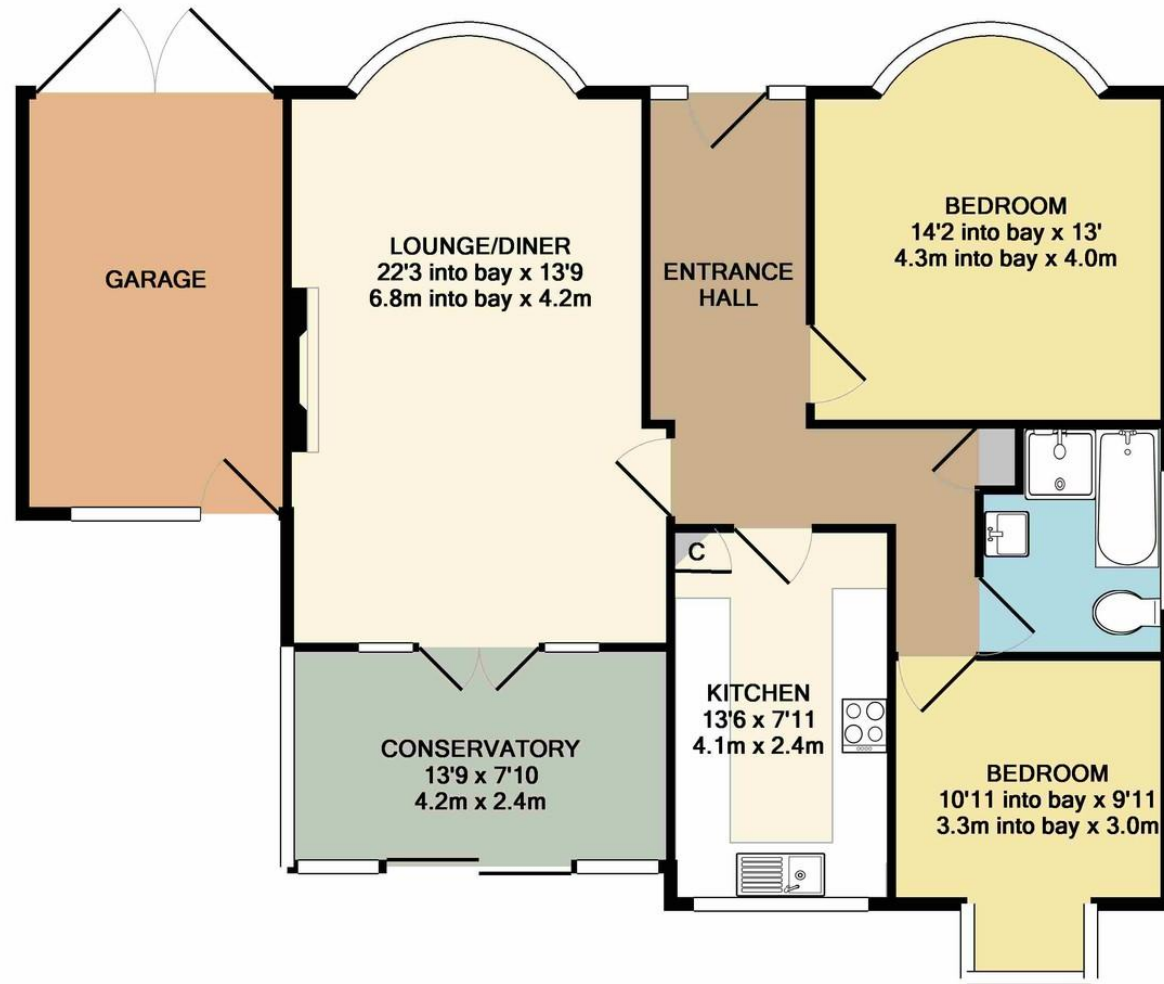


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 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



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

