



35 Malcolm Road,
Coulson, Surrey, CR5 2DB - Price £295,000

JOHN BROWN



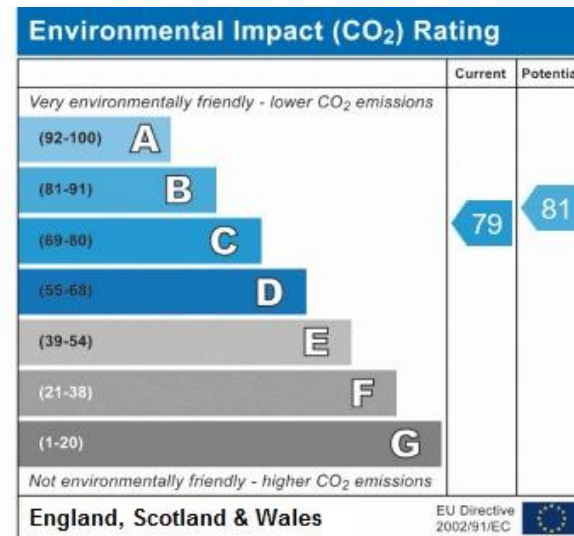
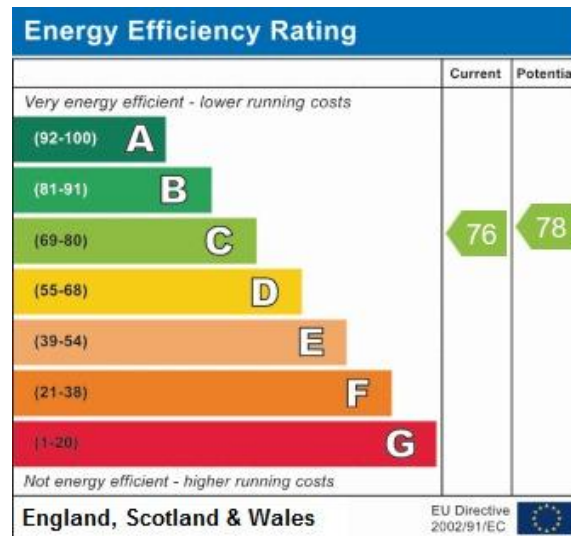
MARK YOULL

SALES & LETTINGS

John Brown Mark Youll Estate Agents are delighted to offer this NO ONWARD CHAIN well-presented SPLIT LEVEL TWO BEDROOM MAISONETTE in central Coulsdon Town location close to all amenities with spacious OPEN PLAN LIVING / KITCHEN SPACE and BATHROOM. The area offers a good selection of recreational facilities and local bus services. In addition, Coulsdon town offers comprehensive facilities including not only excellent bus routes but also 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 one junction along the M23.

- Split Level Maisonette
- Well presented
- Two Bedrooms
- Open Plan Living / Kitchen Area
- Bathroom
- Central Coulsdon Town Location
- Close to Mainline Stations
- Combi Boiler
- New 125 year Lease
- No Onward Chain



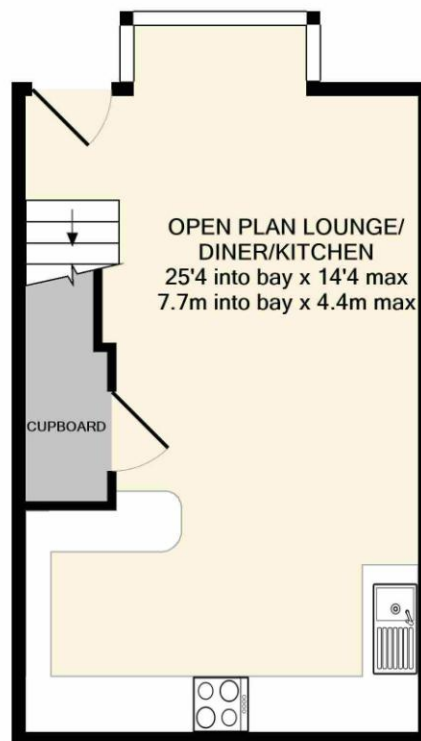


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

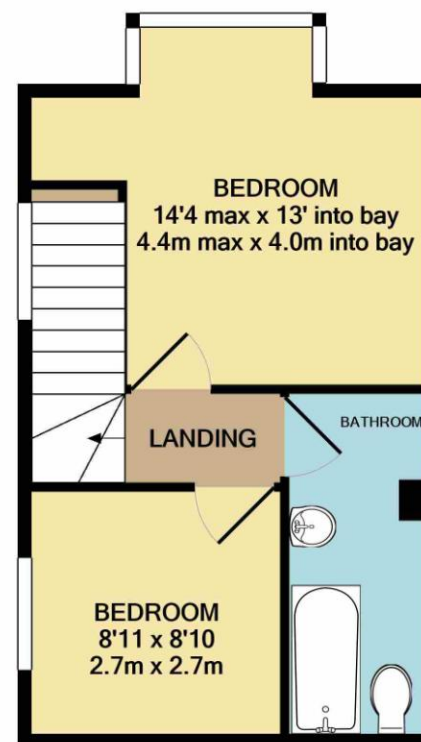
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. Services: We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. Tenure: References to the tenure of the property 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.





GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 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

www.johnbrownmarkyoull.co.uk