



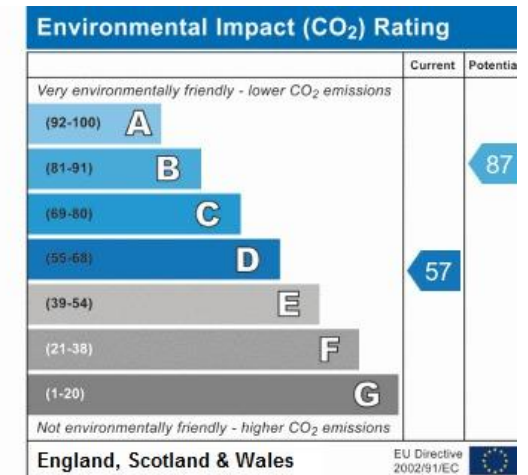
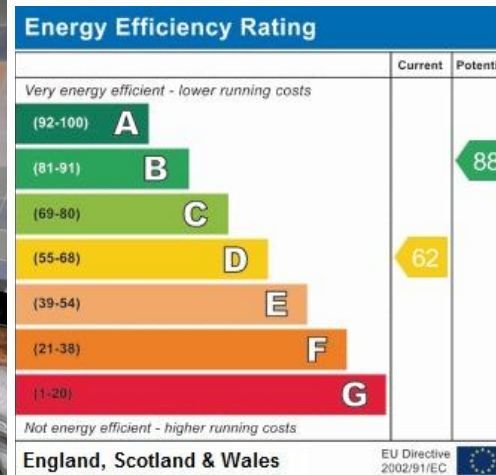
16 Ambercroft Way,
Old Coulsdon, CR5 1HT - Price £360,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This semi-detached bungalow is situated in a popular cul-de-sac location in Old Coulsdon comprising TWO DOUBLE BEDROOMS, a spacious lounge with conservatory overlooking the rear garden, fitted kitchen and family bathroom with the added benefit of an enclosed side passage with GARAGE en-bloc. The bungalow is close to the sought-after Keston Primary School and is just a short walk to the picturesque village of Old Coulsdon offering excellent local amenities including shopping parade, choice of churches, library and Grange Park along with excellent transport links. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs & Coulsdon Common along with public footpaths along Caterham Drive heading up to Kenley Aerodrome. Coulsdon town also offers comprehensive facilities and a choice of mainline stations offering fast services to London Bridge and London Victoria and is ideally placed for easy access to the M23/M25 motorways.

- Popular Cul-de-Sac Location
- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge
- Conservatory
- Fitted Kitchen
- Family Bathroom
- Garage En-bloc
- Patio Area
- Gardens to Front & Rear





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

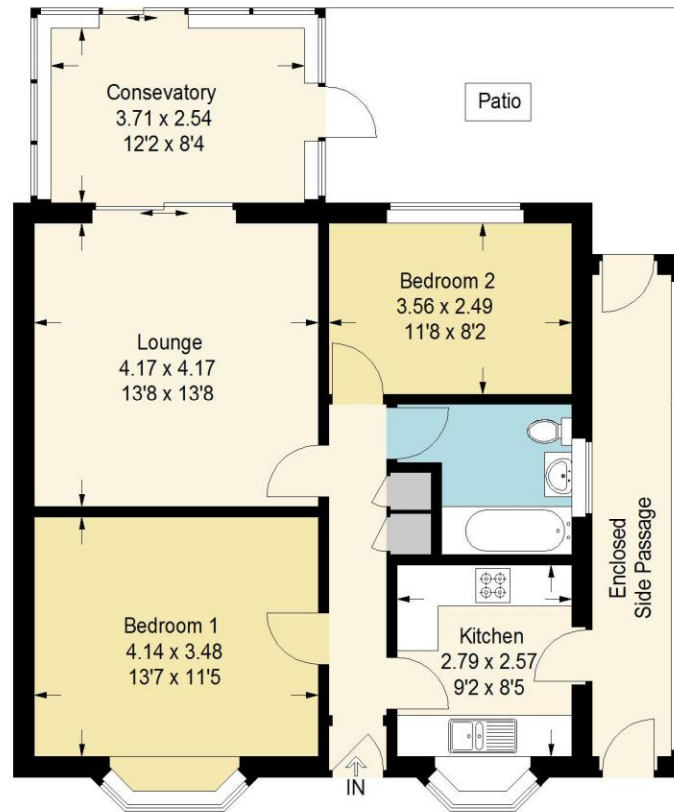
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



Ambercroft Way, Old Coulsdon, CR5

Approximate Gross Internal Area
84.3 sq m / 907 sq ft



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Illustration for identification purposes only, measurements are approximate,
not to scale. (ID600964)



Call us on **020 8668 5344 / 01737 551111**

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