



98 Coulsdon Road,
Coulsdon, CR5 2LB - Price £625,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

Internal viewing strongly recommended to fully appreciate the size and presentation of this FOUR/FIVE BEDROOM family home with the flexibility to accommodate space for multi-generational living. This DECEPTIVELY SPACIOUS SEMI-DETACHED PROPERTY has been carefully extended and offers either FOUR OR FIVE BEDROOM FAMILY ACCOMMODATION with * THREE BATH/SHOWER ROOMS * TWO OR THREE RECEPTION ROOMS * LARGE KITCHEN/DINER/FAMILY ROOM * The layout currently provides annexe accommodation to the ground floor comprising LOUNGE, BEDROOM, SHOWER ROOM and KITCHENETTE. To the outside there is a large basement with scope to convert into living space (subject to planning permission) with access to rear garden, garage, SOUTH FACING REAR GARDEN BACKING ONTO WOODLAND. Set well back from the road the property is reached via a long driveway providing off street parking for several cars.

- Viewing Strongly Recommended
- Ideal for Multi-generational Living / Annexe Potential
- Four / Five Bedrooms
- Three Bath / Shower Rooms
- Superb Open Plan Kitchen / Dining / Family Room
- South Facing Rear Garden Overlooking Woods
- Large Decking Area with Glass Panelling
- Attached Garage
- Driveway for Off Street Parking





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.



Coulsdon Road, Coulsdon, CR5

Approximate Gross Internal Area (Including Garage)
191.6 sq m / 2062 sq ft



Ground Floor
107.0 sq m / 1152 sq ft



First Floor
84.6 sq m / 910 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID692724)



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