

1 Canons Hill,
Old Coulsdon, Surrey, CR5 1HB - Price £625,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

With NO ONWARD CHAIN this well-presented TWO BEDROOM DETACHED BUNGALOW is situated in a wide level plot in a prestigious road of Old Coulsdon adjacent to Grange Park and within a level walk of the heart of the village offering excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages in addition to a great community spirit. The property offers 'L' shaped LOUNGE / DINER, RE-FITTED KITCHEN, MODERN RE-FITTED SHOWER ROOM, TWO BEDROOMS, GARAGE AND OFF-STREET PARKING FOR SEVERAL CARS, GAS CENTRAL HEATING, PRIVATE REAR GARDEN. Along with the potential to extend (subject to planning permission) viewing of this unique property is strongly recommended.

- Two Bedroom Detached Bungalow
- Spacious 'L' Shaped Lounge/Diner
- Re-fitted Kitchen
- Modern Re-fitted Shower Room
- Gas Central Heating
- Private Level Rear Garden
- Garage & Off Street Parking
- Quiet Cul-de-Sac Location
- Available Now
- 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.

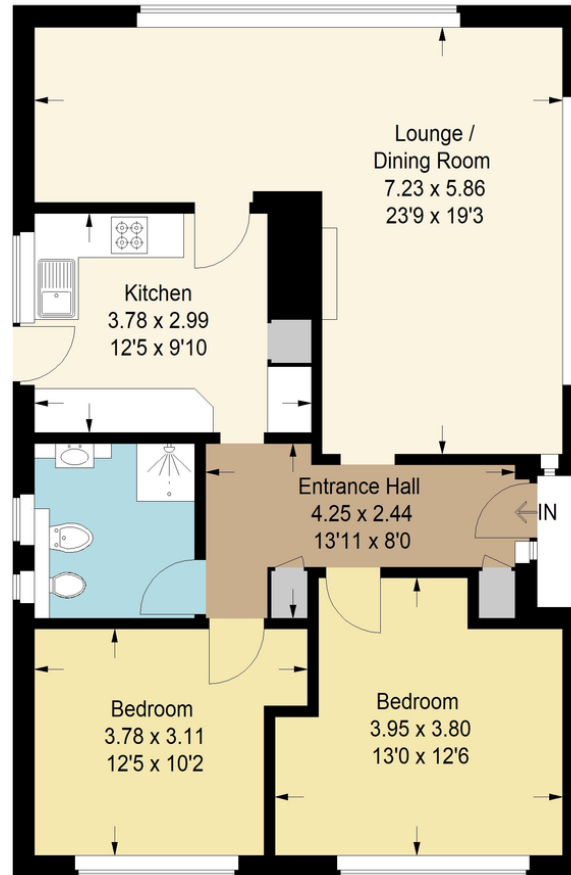
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



Canons Hill, Old Coulsdon, CR5

Approximate Gross Internal Area
81.1 sq m / 873 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID568508)



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