



222 Coulsdon Road,
Coulsdon, Surrey, CR5 2LF - Price £514,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Being sold with the benefit of NO ONWARD CHAIN this superbly presented THREE BEDROOM semi-detached bungalow has been refurbished throughout to an exacting standard by the current vendor boasting an ultra-modern fitted kitchen set in open plan living accommodation with bi-fold doors leading onto a secluded level rear garden with patio area. VIEWING IS STRONGLY RECOMMENDED. This delightful home is located just a short level walk from the picturesque village Old Coulsdon offering excellent local amenities including the Old Coulsdon Bowling Club and Coulsdon Manor golf course as well as shopping parade, choice of churches, library and Grange Park. The area is well served for local schools and transport links and Old Coulsdon is surrounded by some delightful green belt countryside. Coulsdon town also offers comprehensive facilities and a choice of stations and is ideally placed for easy access to the M23 / M25 motorways.

- Three Bedroom Semi Detached Bungalow
- Modern High Finished Throughout
- Open Plan Lounge/Kitchen
- Main Bedroom with En-suite Shower Room
- Family Bathroom
- Large Patio Area
- Further Lawned Garden Section
- Close to Old Coulsdon Village
- No Onward Chain
- Viewing Strongly Recommended





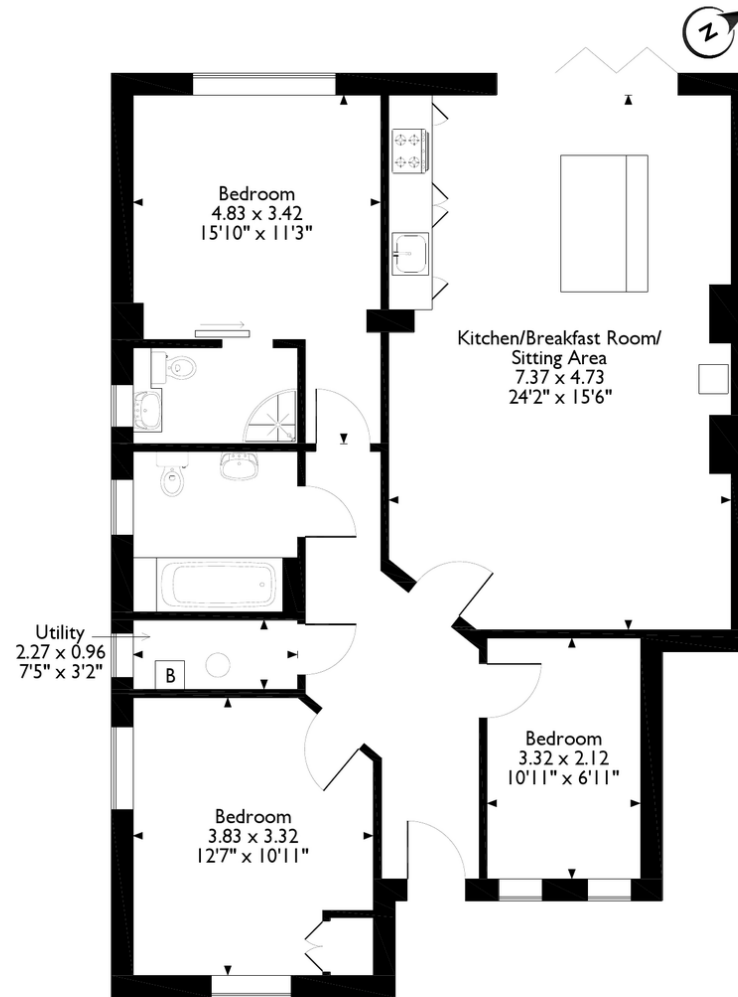
Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.



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Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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