

106 Bradmore Way,
Old Coulsdon, Surrey, CR5 1PB - Price £675,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

VIEWING STRONGLY RECOMMENDED of this attractive THREE BEDROOM DETACHED FAMILY HOME located in a popular residential area of Old Coulsdon and offering excellent open-plan living accommodation and additional playroom; all with a modern contemporary feel also benefitting from off street parking. The beautifully landscaped rear garden with patio area and superbly designed play area is a further key feature of this delightful property. Conveniently located approximately midway between Coulsdon town with many shops and Old Coulsdon village with a short walk from Bradmore pond, Grange Park with its excellent play area, popular local pub and local shops including Post Office and bakery. The area offers excellent recreational facilities and a good selection of currently well performing schools for all ages including Keston and Coulsdon Church of England Primary schools, Oasis Academy and Coulsdon College. Coulsdon South mainline offers excellent transport links within easy reach, running a fast and frequent service to London Victoria and London Bridge. Coulsdon is ideally placed for easy road access to the M23 / M25 motorways.

- Viewing Strongly Recommended
- Detached Family Home
- Three Bedrooms
- Open Plan Living Accommodation
- Well Presented Throughout
- Modern Kitchen & Bathroom
- Playroom
- Beautifully Landscaped Rear Garden
- Driveway Providing Off-Street Parking
- Popular Old Coulsdon Location





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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