



28 Placehouse Lane,  
Old Coulsdon, CR5 1LA – O.I.E.O £600,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

With NO ONWARD CHAIN this attractive and newly refurbished 1930's built detached house is placed in a prime level location offering deceptively spacious family accommodation and comprises of open plan kitchen, living dining area with bi-folding doors to large level rear garden, three good sized bedrooms. At the front of the property there is a paved drive for off street parking and a garage. Being situated on a completely level plot being within just two minutes' walk of the village centre with its local shopping parade, recreational park, library, choice of Churches and bus services etc. The area is well served by schools for all ages and open spaces of Coulsdon Common and Farthing Downs are close to hand. Old Coulsdon is well located for ease of access to the M23/25 motorways and Coulsdon South mainline station is within easy reach.

- Detached House
- Open Plan Living/Kitchen
- Separate Reception Room
- Three Good Sized Bedrooms
- New Kitchen
- Utility Room
- Driveway for Off Street Parking
- Garage
- Level Garden
- 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.



# Placehouse Lane, Old Coulsdon, CR5

Approximate Gross Internal Area  
126.1 sq m / 1357 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709043)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		