



235 Coulsdon Road,  
Old Coulsdon, CR5 1EN – Offers in Excess of £450,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

This attractive THREE BEDROOM detached family home situated in a popular level Old Coulsdon location has been carefully maintained by the current owners providing adaptable accommodation. VIEWING STRONGLY RECOMMENDED. The property is conveniently situated on completely LEVEL ground being only a 'stone's throw' from Lacey Green shops and a few minutes' level walk from the delightful open countryside of Coulsdon Common and Farthing Downs and the traditional Fox public house. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and is also well served by a good selection of schools for all ages. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Detached Family Home
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Separate Front Lounge
- Family Bathroom
- Level Garden with Garden Room
- Driveway with Off Street Parking
- Gas Central Heating
- Popular Level Old Coulsdon Location
- Viewing 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.



# COULSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1047 SQ FT - 97.27 SQ M  
(EXCLUDING GARDEN ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM: 189 SQ FT - 17.57 SQ M



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