



179 Coulsdon Road,  
Old Coulsdon, Surrey, CR5 1EJ - Price £550,000

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

VIEWING STRONGLY RECOMMENDED of this attractive EXTENDED FOUR BEDROOM semi-detached family home situated in a popular level Old Coulsdon location and having been carefully maintained in a contemporary style by the current owners comprising open plan living accommodation with conservatory overlooking a level rear garden with patio and the benefit of a double garage. The first floor boasts a modern, well-fitted family bathroom with bathtub and separate shower cubicle. The property is conveniently situated on completely LEVEL ground being a short distance from Lacey Green shops and close to 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.

- Viewing Strongly Advised
- Semi-Detached Family Home
- Four Bedrooms
- Open Plan Living Accommodation
- Conservatory
- Modern Kitchen
- Downstairs Cloakroom
- Well-fitted Family Bathroom
- Level Rear Garden with Double Garage
- Driveway to Front with Off Street Parking





**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, Old Coulsdon, CR5

Approximate Gross Internal Area  
129.2 sq m / 1392 sq ft

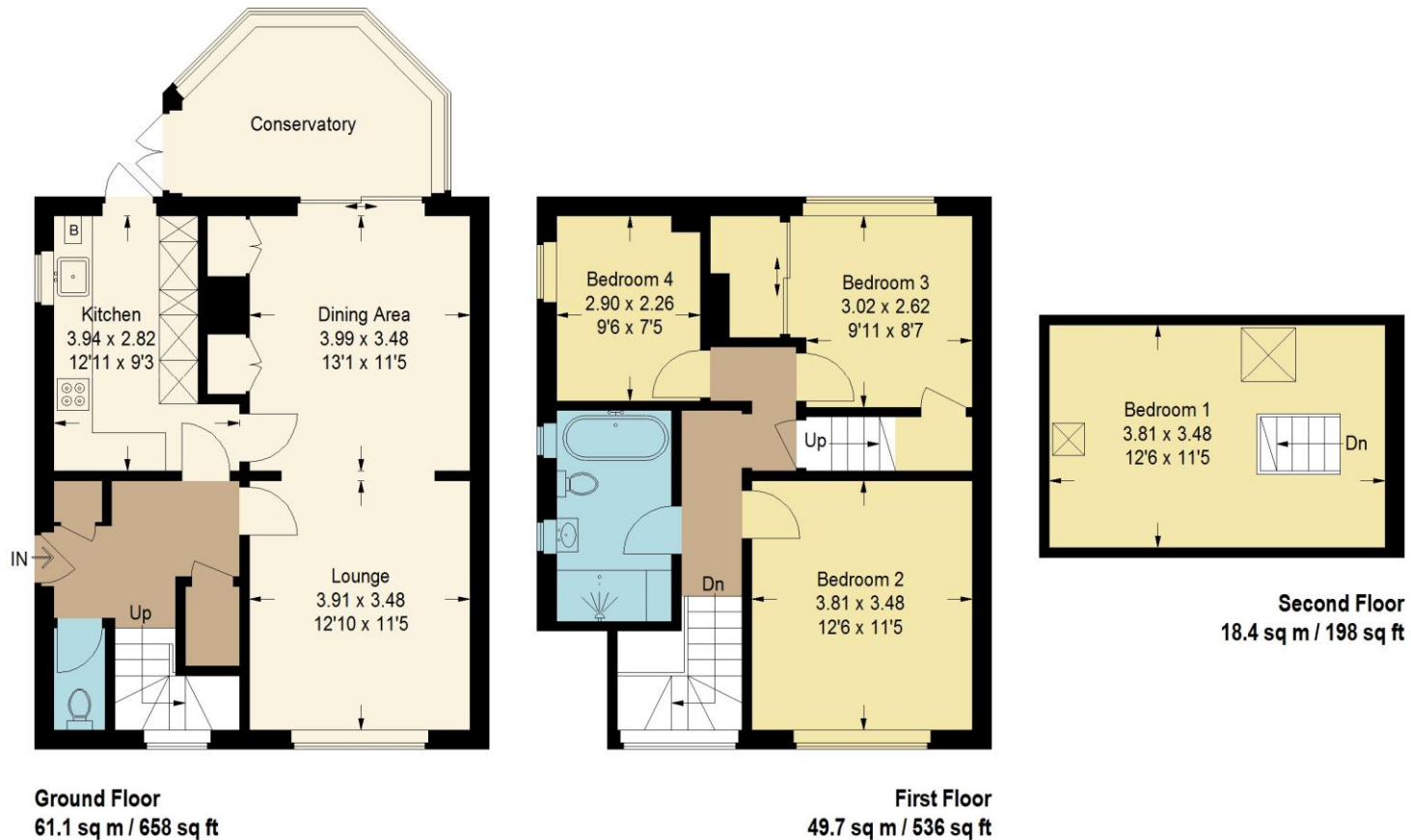


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID712898)



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