



**Field End, Coulsdon CR5 2AY**



**welcome to**  
**Field End, Coulsdon**

A stunning and completely brand new two bedroom detached bungalow comprising of a large open plan reception room to the rear of the property with patio doors leading out onto a beautifully landscaped garden with lawn and patio, a brand new kitchen with Bosch & Neff integrated appliances and leads round to a separate utility area, two double bedroom with one of them being accompanied by a brand new ensuite shower room and brand new shower room all situated on the ground floor. The first floor comprises of a large loft room with brand new shower room and views over the garden. The property further benefits from an integral garage, solar panels, air conditioning and underfloor heating.



## FIELD END

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1311 SQ FT - 121.79 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 50 SQ FT - 4.61 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 196 SQ FT - 18.19 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Field End, Coulsdon

- Detached
- Two Bedrooms
- Brand New Kitchen
- Luxury Bathrooms
- Private Rear Garden

Tenure: Freehold EPC Rating: B

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN106770](https://barnardmarcus.co.uk/Property/SAN106770)



Property Ref:  
SAN106770 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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