



61 Tollers Lane,  
Old Coulsdon, CR5 1BF - Price £687,500

**JOHN BROWN**



**MARK YOULL**

SALES & LETTINGS



This attractive DETACHED FAMILY HOME is being sold with the benefit of NO ONWARD CHAIN. The property is set on a good-sized plot with potential to extend (subject to planning permission) and briefly comprises three bedrooms, first floor bathroom and separate W.C. The ground floor boasts two generous reception rooms and fitted kitchen. The large rear garden is laid mainly to lawn with patio area. The front offers ample driveway parking and attached garage. Enjoying a pleasant location in this popular and well-established residential area, being on level ground and ideally placed only a short level walk from Old Coulsdon Village offering excellent local facilities including good transport links, library, churches and a good choice of well-respected 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.

- Well-Presented Family Home
- Detached Property
- Potential to Extend (s.t.p.p)
- Three Bedrooms
- Separate Reception Rooms
- Fitted Kitchen
- Modern Fitted Bathroom & Separate W.C.
- Long Level Rear Garden & Patio Area
- Driveway with ample off-street parking
- Garage







**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.

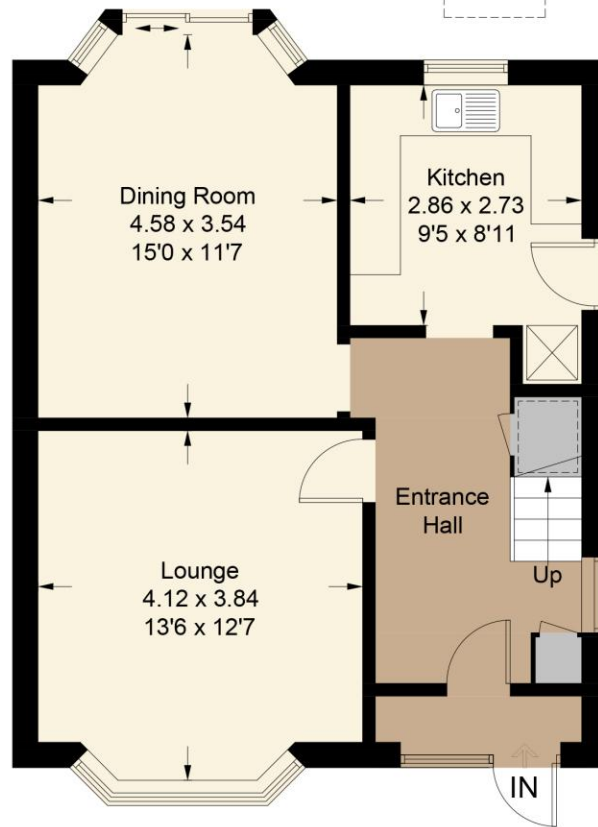
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



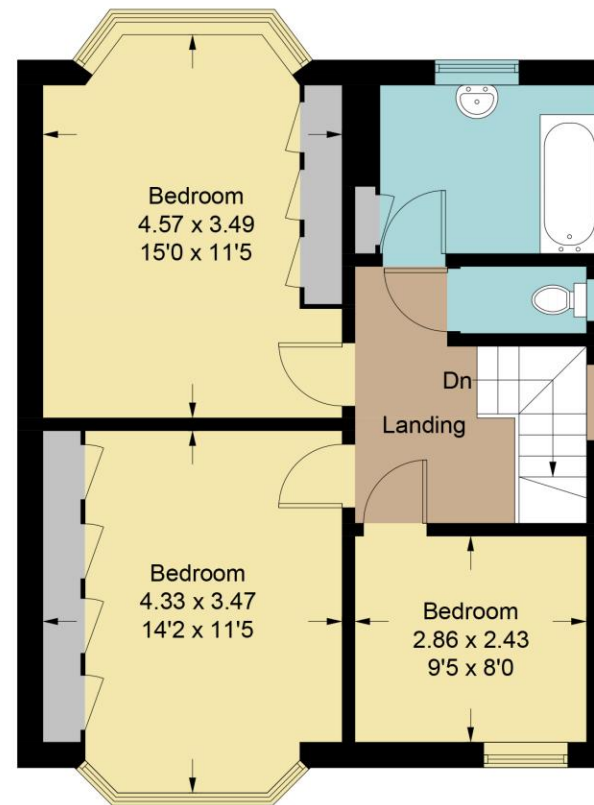
# Tollers Lane, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 106.4 sq m / 1146 sq ft

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
573 sq ft / 53.2 sq m



**First Floor**  
573 sq ft / 53.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID834083)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	75   C
39-54	E		
21-38	F		
1-20	G		