



390 Coulsdon Road,
Coulsdon, CR5 1EF - Price £485,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This attractive Semi-Detached house requiring modernisation offers many pleasing features including a separate driveway and garage accessed from Lacey Avenue. Two Bedrooms and family bathroom. The ground floor with a spacious L Shaped lounge with additional adaptable reception room, kitchen. Outside level rear garden with access to a DETACHED GARAGE. The property is conveniently situated on completely LEVEL ground being a short distance from Taunton Lane and 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. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just one junction along the M23.

- Entrance Hall
- L Shaped Lounge
- Additional Reception Room
- Kitchen
- First Floor Landing
- Two Bedrooms
- Bathroom
- Garden Front and Rear
- Separate Detached Garage and Driveway
- Requiring Modernisation & Redecoration





Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

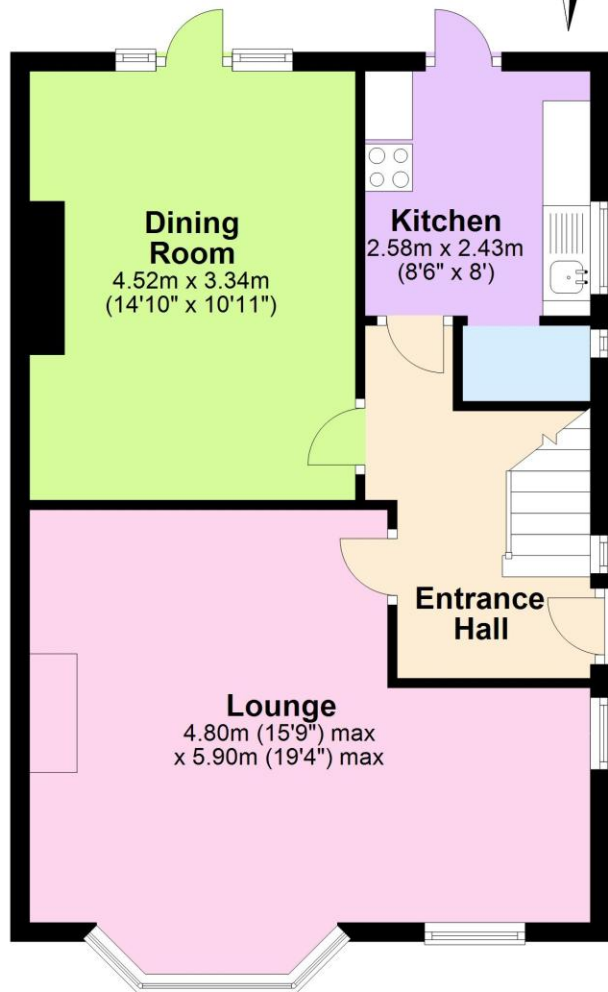
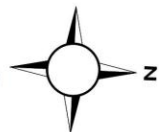
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



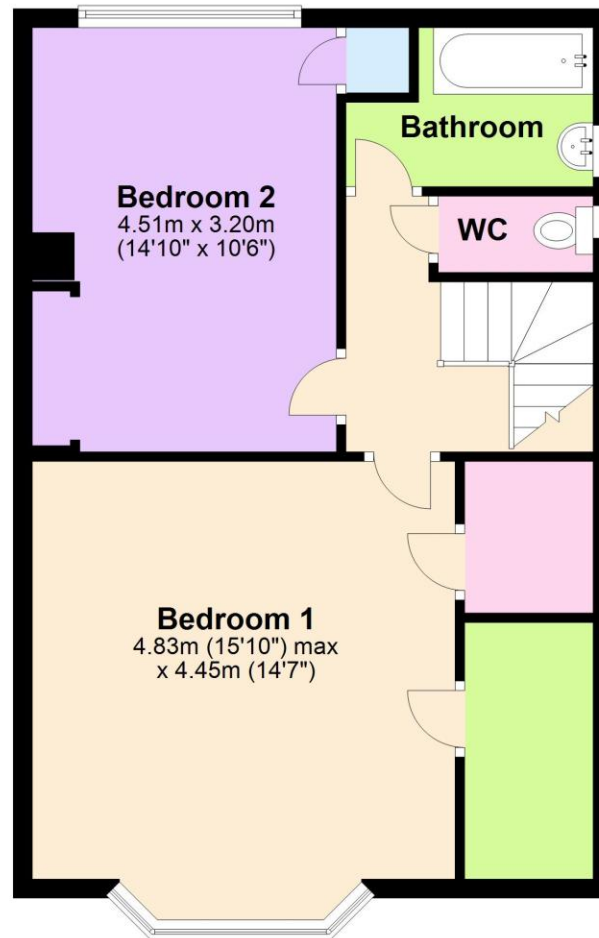
Ground Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



First Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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