



10 Larkin Close,
Old Coulsdon, CR5 2LS - Price £745,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A fantastic opportunity to purchase this Family Home set in a very sought-after location offering well-proportioned accommodation comprising of Four Bedrooms and Family Bathroom with a good size landing, Downstairs Cloakroom, Spacious Lounge and separate Dining Room with access out into the Rear Garden, which is mainly laid to lawn but enjoying both a Patio and raised Decked Area. The downstairs of this property boasts a bright and airy Kitchen & Breakfast Room, a separate Utility Room leading through into an additional Family Room providing access into a storage room (with garage door access from the front of the property). The property has a Driveway providing Off-Street Parking for Two cars. Internal Viewing Highly Recommended.

Situated on completely LEVEL ground on this very popular development of detached houses built by Bryant Homes about 25 years ago known locally as the Poets Estate. Conveniently situated within level walking distance of Old Coulsdon village offering excellent local amenities including shopping parade, choice of churches, park, library etc. and the area offers a good variety of schools including Coulsdon College. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs and Coulsdon Common and Coulsdon is ideally placed for easy road access to the M23 / M25

- Detached Home
- Four Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Lounge
- Dining Room
- Kitchen & Breakfast Room
- Separate Utility Room
- Family Room
- Study
- 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.





Total area: approx. 165.5 sq. metres (1781.0 sq. feet)

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		