



4 Rossetti Gardens,
Coulsdon, CR5 2LR - Price £725,000

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 with an en-suite to the Master Bedroom and a Family Bathroom with a good size landing, Downstairs Cloakroom, Kitchen Breakfast Room, Utility Room, Separate Dining Room and Spacious Lounge leading on to a Conservatory with access out into the Rear Garden, which is mainly laid to lawn. The property has a Double Garage and a Driveway with Off-Street Parking for Two cars. 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.

- Detached
- 4 Bedrooms
- En-Suite to Master Bedroom
- Family Bathroom
- Spacious Kitchen
- Separate Dining Room
- Lounge
- Conservatory
- Double Garage
- 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.

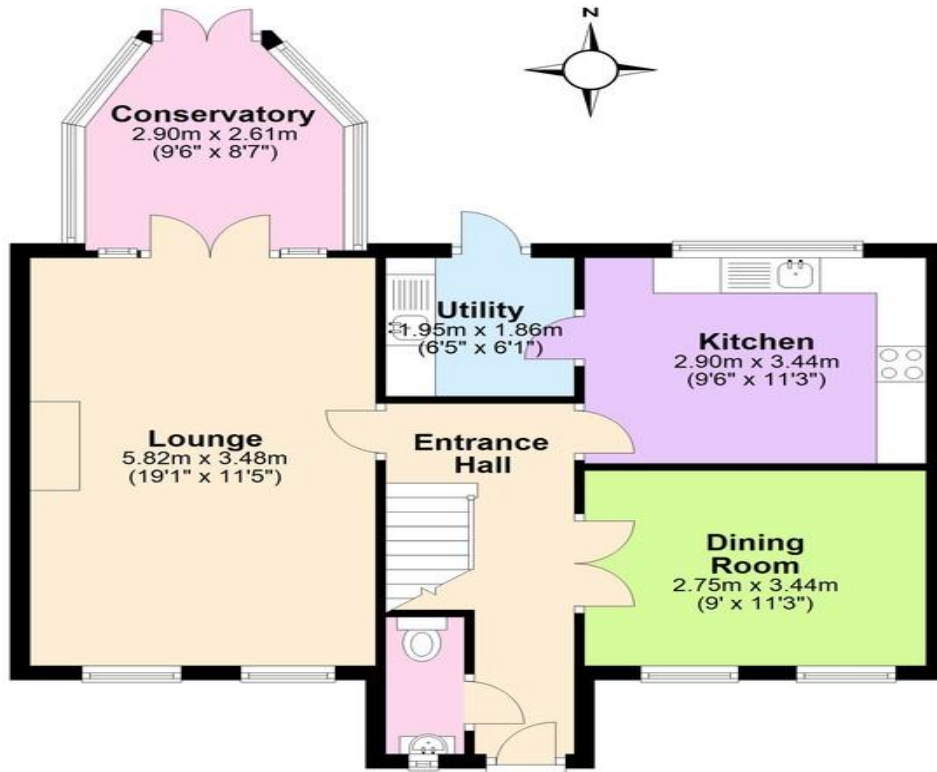
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



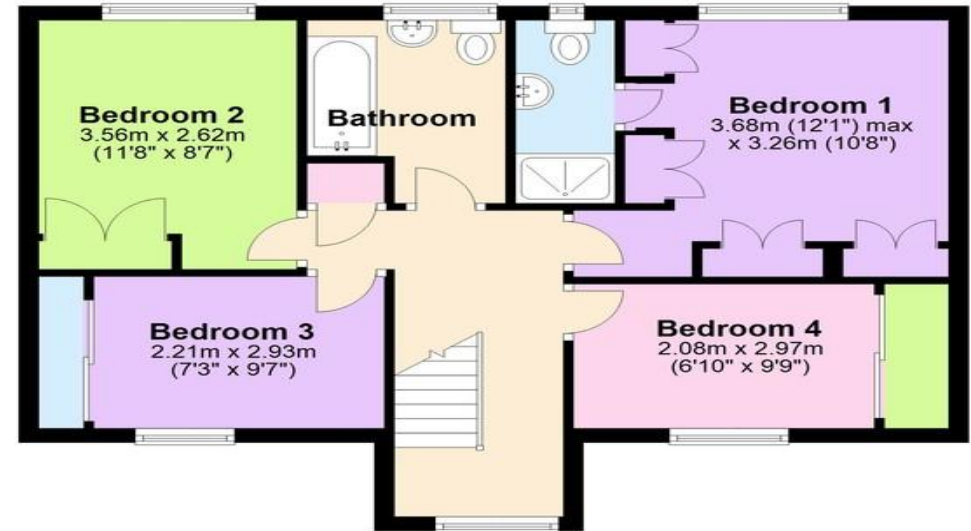
Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

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



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