

172 Coulsdon Road,
Old Coulsdon, CR5 2LF - Price £775,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

AN IMPOSING DETACHED 1930'S BUILT 3 BEDROOM HOUSE SET IN UNEXPECTED CUL-DE-SAC LOCATION WITH LARGE SOUTH WEST FACING LEVEL GARDEN. Situated in this well established and popular residential area being close the green open spaces of Farthing Downs with both Old Coulsdon village and Coulsdon town nearby. The area offers a good selection of schools for all ages, recreational facilities and excellent transport links including buses and trains from the nearby Coulsdon South and Coulsdon Town railway stations. The property is also ideally placed for easy access to the M23/M25 motorways.

- 3 Bedroom Detached House
- Spacious Lounge
- Kitchen
- Family Bathroom
- Gas Central Heating
- Cul-de-Sac
- Garage
- Parking for 5 cars
- Large south west facing garden
- Internal viewing recommended





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.



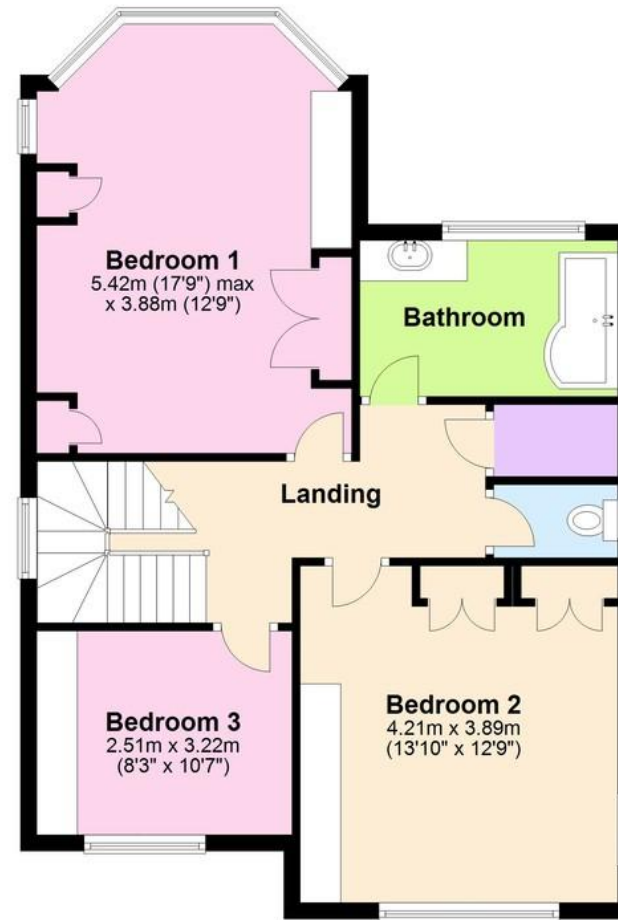
Ground Floor

Approx. 64.5 sq. metres (694.7 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 126.7 sq. metres (1364.3 sq. feet)

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



Call us on **020 8668 5344 / 01737 551111**

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