



62 Coulsdon Rise,
Coulsdon, Surrey, CR5 2SB - Price £800,000

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This 1950's detached family home has been well maintained and carefully extended by the longstanding vendors, offering well appointed family accommodation. Features include: Master Bedroom with bespoke fitted furniture and En-Suite shower room, Large Reception Hall, Spacious Lounge and Large Family / Dining Room, Beautifully Maintained South Facing Garden, Gas Central Heating and Double Glazing throughout.

Enjoying a most pleasant location in this sought after corner of Coulsdon / Old Coulsdon, being on high ground with SUPERB SOUTHERLY VIEWS ACROSS TO FARTHING DOWNS AND BEYOND. Ideally placed for both Old Coulsdon village, Coulsdon town and Coulsdon South main line station. The area is well served for schools and recreational facilities and Coulsdon is conveniently placed for easy road access to the M23 / M25 motorways.

- Detached Family Home
- Reception Hall
- Spacious 28'6 x 12'0 Lounge
- Kitchen Leading onto Dining Room/ Family Room
- Master Bedroom with En-Suite Room
- Three Further Bedrooms
- Large Family/Dining Room
- Southerly Views to Farthing Downs
- Gas Central Heating
- Double Glazed
- Internal Viewing Strongly 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.



Coulsdon Rise, Old Coulsdon, CR5

Approximate Gross Internal Area
(Including Garage)
175.3 sq m / 1887 sq ft

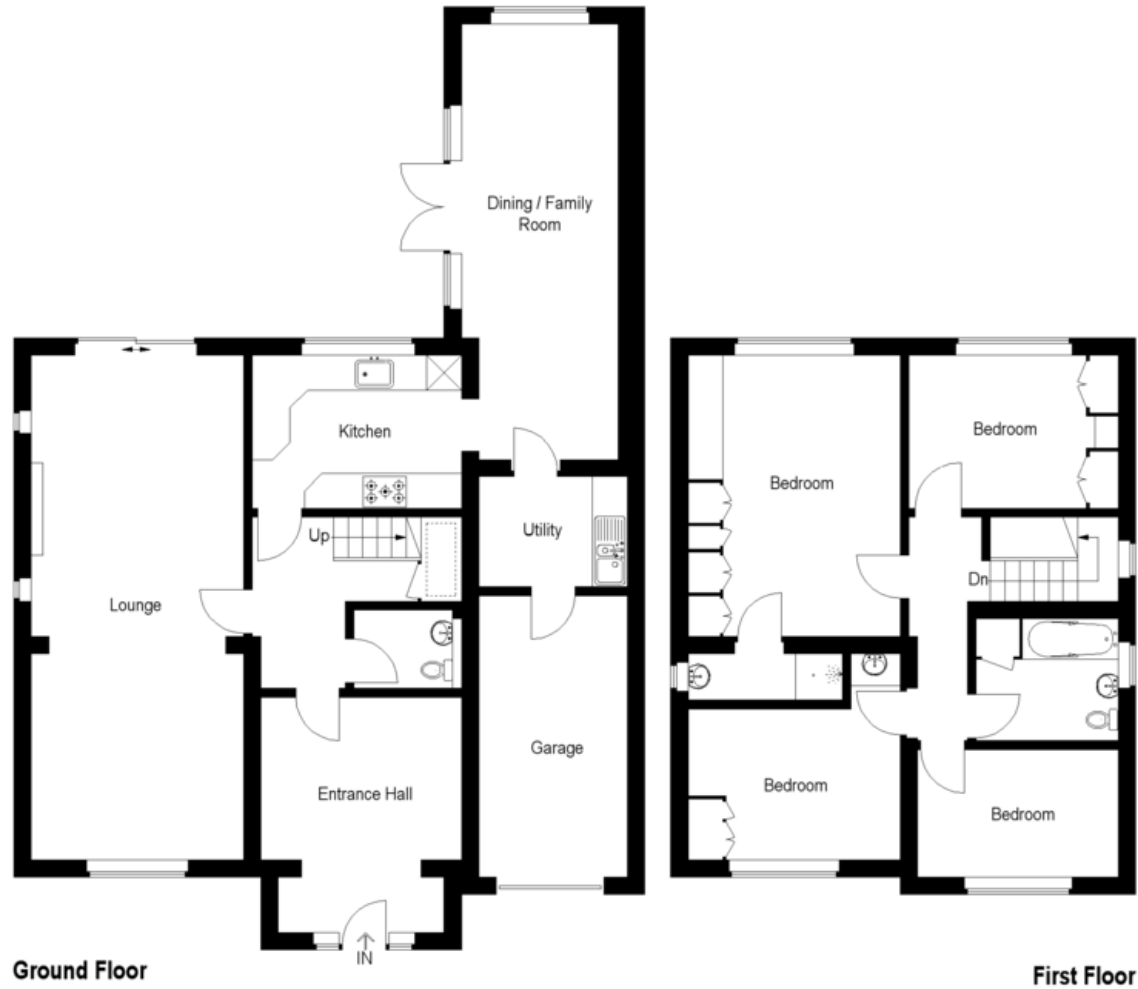


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID289110)



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