

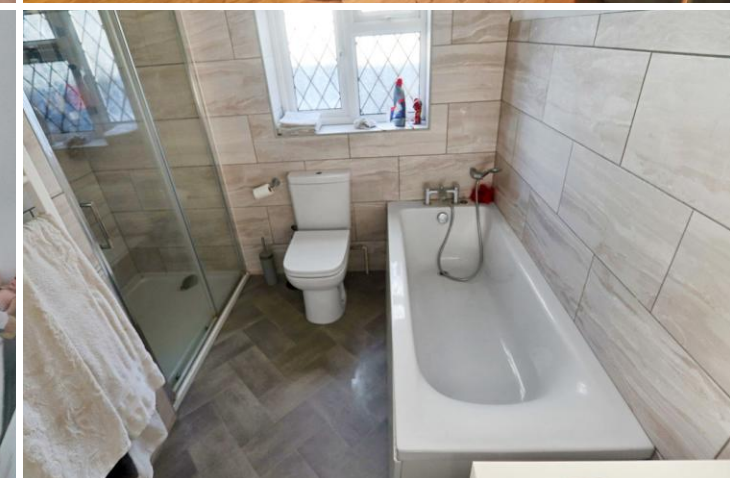
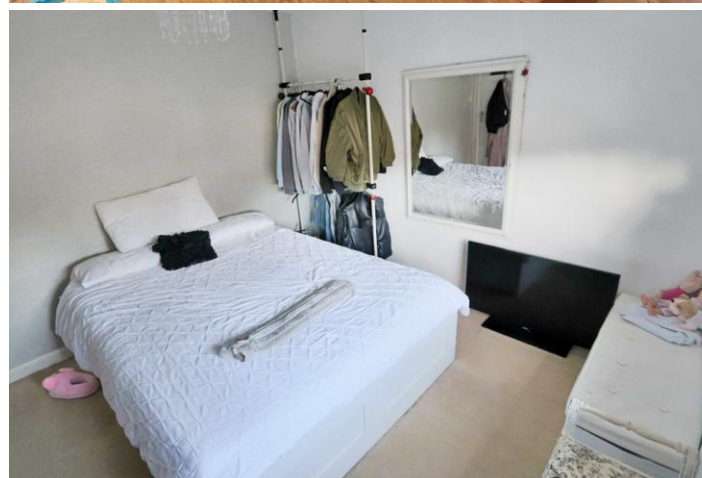


23 Darcy Close,  
Coulston, CR5 1QT - Price £575,000

**JOHN BROWN & MARK YOULL**  
SALES & LETTINGS

This well-presented 'Dutch style' three-bedroom semi-detached house built around the 1950's is located in a quiet and popular residential cul-de-sac of Old Coulsdon. The property benefits from spacious lounge, kitchen, family bathroom comprising both bath and separate shower cubicle. The low maintenance rear garden has decking and is laid to lawn. The front garden provides off street parking with space for two cars and garage. There is planning permission in place for a back and side extension. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches and library. The area offers a selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. There are a good choice of shops, stations and buses in Coulsdon Town and the property is well placed for ease of access to the M23 / M25.

- Semi-Detached Family House
- Three Bedrooms
- Family Bathroom
- Kitchen
- Spacious Lounge
- Gas Central Heating
- Garden
- Garage
- Off Street Parking
- Planning Permission in place for Extension





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

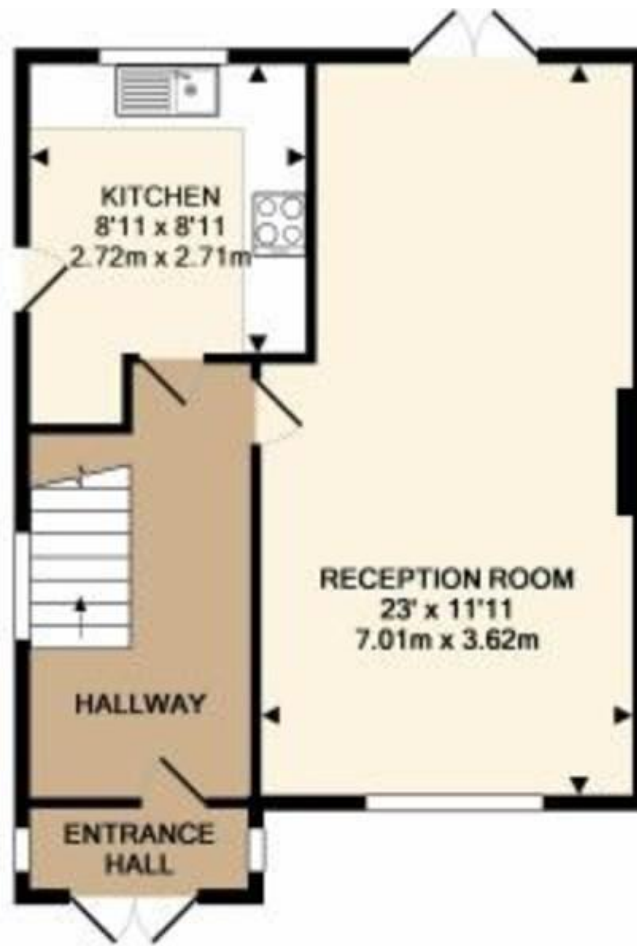
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the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

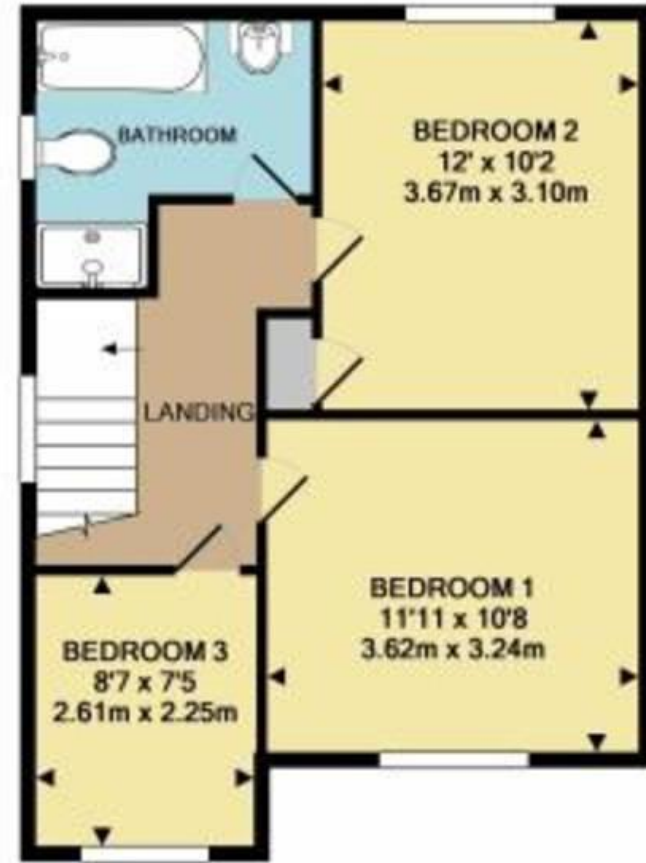




NOT INCLUDED IN FLOOR AREA



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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