



24 Whitethorn Avenue,  
Coulson, CR5 2PP - Price £685,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS



Exceptionally spacious semi-detached house situated in this MUCH SOUGHT-AFTER LOCATION on the WEST SIDE of Coulsdon. Five bedrooms, family bathroom, downstairs shower room, study, kitchen, breakfast room, good size lounge and separate dining room, Low maintenance level garden. Coulsdon town centre is close-by offering comprehensive facilities including choice of mainline stations, numerous bus routes, choice of schools and ideally located for the popular WOODCOTE and CHIPSTEAD VALLEY SCHOOLS. The green open spaces of Woodcote Golf Club and Farthing Downs are also both nearby. Coulsdon is ideally placed for easy road access to the M23 / M25 motorways.

- Spacious Semi-Detached House
- Five Bedrooms
- Family Bathroom
- Downstairs Shower Room
- Kitchen
- 3/4 Reception Rooms
- Gas Central Heating
- Large Level Garden
- Ideal for Woodcote Schools
- No Onward Chain







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

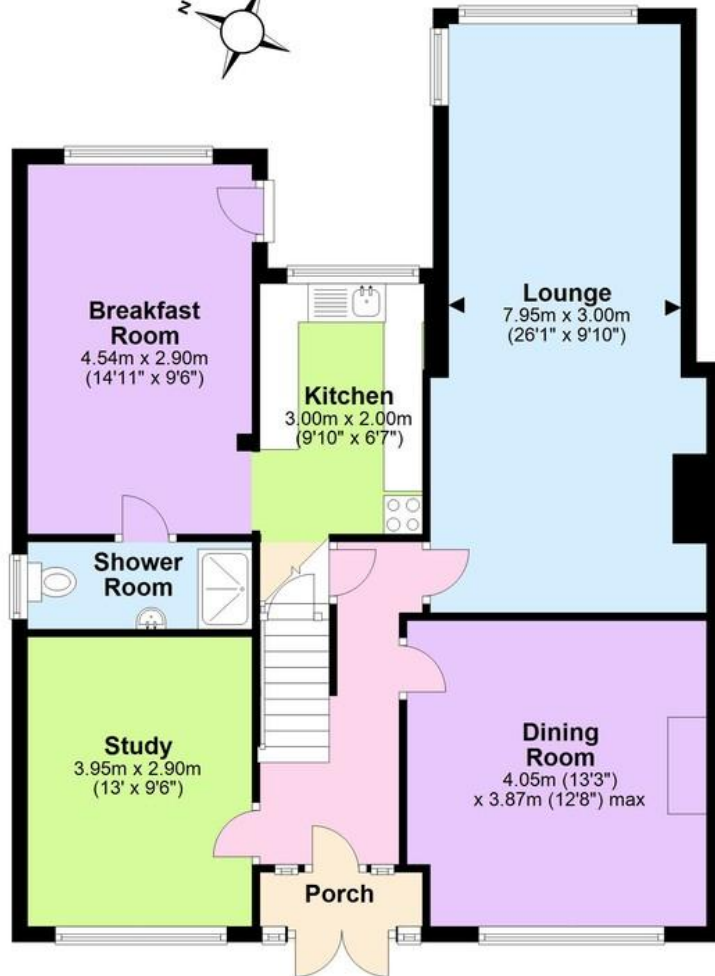
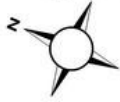
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the 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. 86.2 sq. metres (927.5 sq. feet)



## First Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 148.7 sq. metres (1601.0 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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