

9 Stanley Close,
Coulston, CR5 2LN - Price £695,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A fantastic opportunity to purchase this Detached 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 with doors leading to a level low maintenance garden. There is a detached 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.

- No Onward Chain
- 4 Bedrooms
- Master with En-Suite
- Family Bathroom
- Kitchen/Breakfast Room
- Dining Room
- Downstairs Cloakroom
- Spacious Lounge
- Low Maintenance Garden
- Double Garage



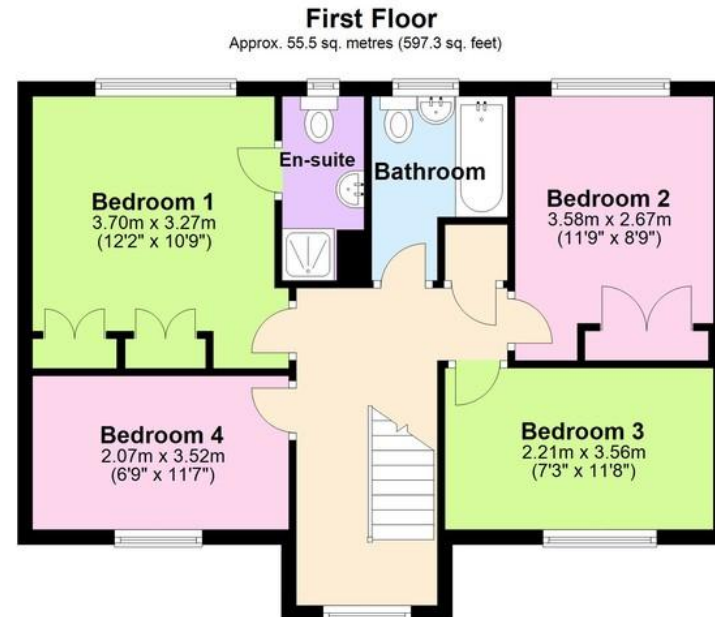


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 109.5 sq. metres (1178.4 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**

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

%epcGraph_c_1_167%