



60 Marlpit Lane,
Coulston, CR5 2HB - Price £725,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

NO ONWARD CHAIN. An Immaculately presented detached family home offering generous accommodation with superb views at the rear to Farthing Downs comprising FOUR BEDROOMS, modern family bathroom, downstairs cloakroom, spacious lounge/dining room, cloakroom, modern fitted kitchen, large south facing rear garden. The driveway provides ample parking for numerous cars. The property is ideally placed for both Old Coulsdon Village and Coulsdon Town and is just a short distance to Coulsdon South mainline station running fast and frequent service to London Victoria and London Bridge with the added benefit of a Thameslink service through to St Pancras from Coulsdon South.

- NO ONWARD CHAIN
- Four Bedroom Detached House
- Family Bathroom
- Downstairs Cloakroom
- Spacious Lounge/Dining Room
- Gas Central Heating
- Double Glazing
- Large South Facing Garden
- Parking Numerous Cars
- Viewing Highly 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. 63.3 sq. metres (680.9 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.4 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

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



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