



36 The Glade,
Coulsdon, CR5 1SL - Price £450,000

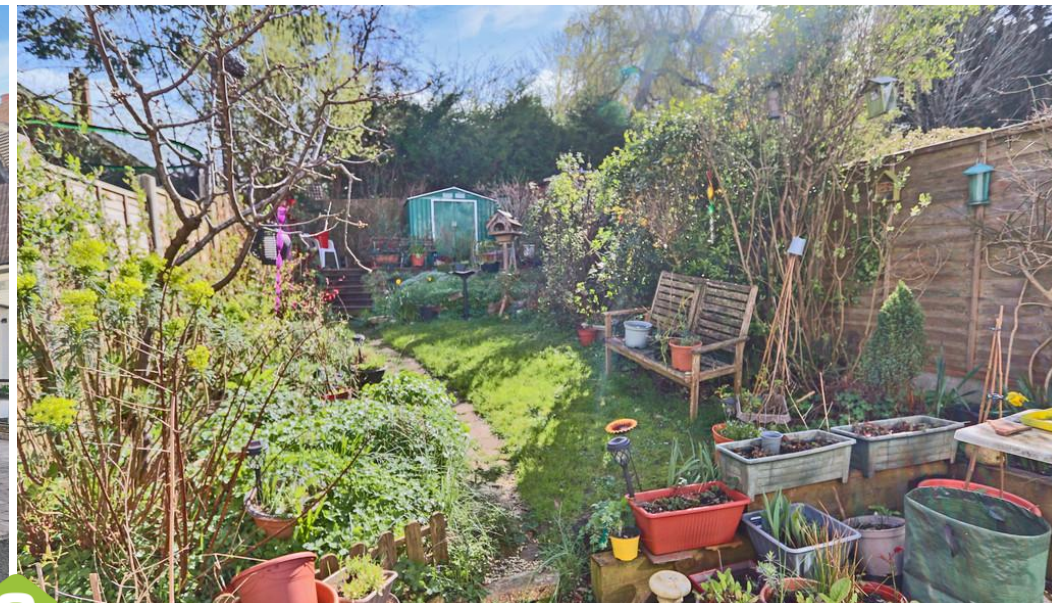
JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

VIEWING RECOMMENDED of this attractive three-bedroom mid terrace house offering excellent living accommodation throughout with Kitchen/Breakfast room, lounge, Garden room, Ground floor Bathroom, off-street parking for one car and a pretty low maintenance garden with patio located in a popular residential area of Old Coulsdon. New roof 2020 with warranty in place. Ideally placed for the sought after Keston Primary School and within easy reach of Old Coulsdon village offering comprehensive facilities including further local hopper bus service, schools, choice of churches, library, recreational park whilst green belt countryside at Coulsdon Common and Farthing Downs are close by. The M23 / M25 interchange at Hooley is also nearby with London Gatwick Airport just one junction along the M23, whilst Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge is within easy reach.

- Three Bedroom Mid Terrace
- Lounge
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Garden Room
- Gas Central Heating
- Double Glazing
- Delightful Rear Garden
- Off Street Parking
- New Roof 2020





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. 44.1 sq. metres (474.6 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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



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