



10 Goodenough Way,  
Coulston, CR5 1DY - Price £249,950

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

SALES & LETTINGS



This SPACIOUS WELL-PROPORTIONED TWO BEDROOM FIRST FLOOR FLAT is presented in good order and comprises a large lounge, well fitted kitchen and bathroom communal gardens. Conveniently placed within a short level walk of local shops and buses in the Coulsdon Road. The close-by village of Old Coulsdon offers excellent local amenities and recreational facilities with the greenbelt areas of Farthing Downs, Happy Valley and Coulsdon Common close by. The area also offers a good selection of currently well performing schools for all ages including Keston and Coulsdon Church of England Primary schools, Oasis Academy and Coulsdon College. Coulsdon South mainline station offers excellent transport links running a fast and frequent service to London Victoria and London Bridge. Coulsdon is ideally placed for easy road access to the M23 / M25 motorways.

- Communal Entrance Hall
- Two Bedrooms
- Bathroom
- Large Lounge
- Kitchen
- Gas Central Heating
- Double Glazed Windows
- Communal Gardens
- Local Transport Links Nearby
- Viewing 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.

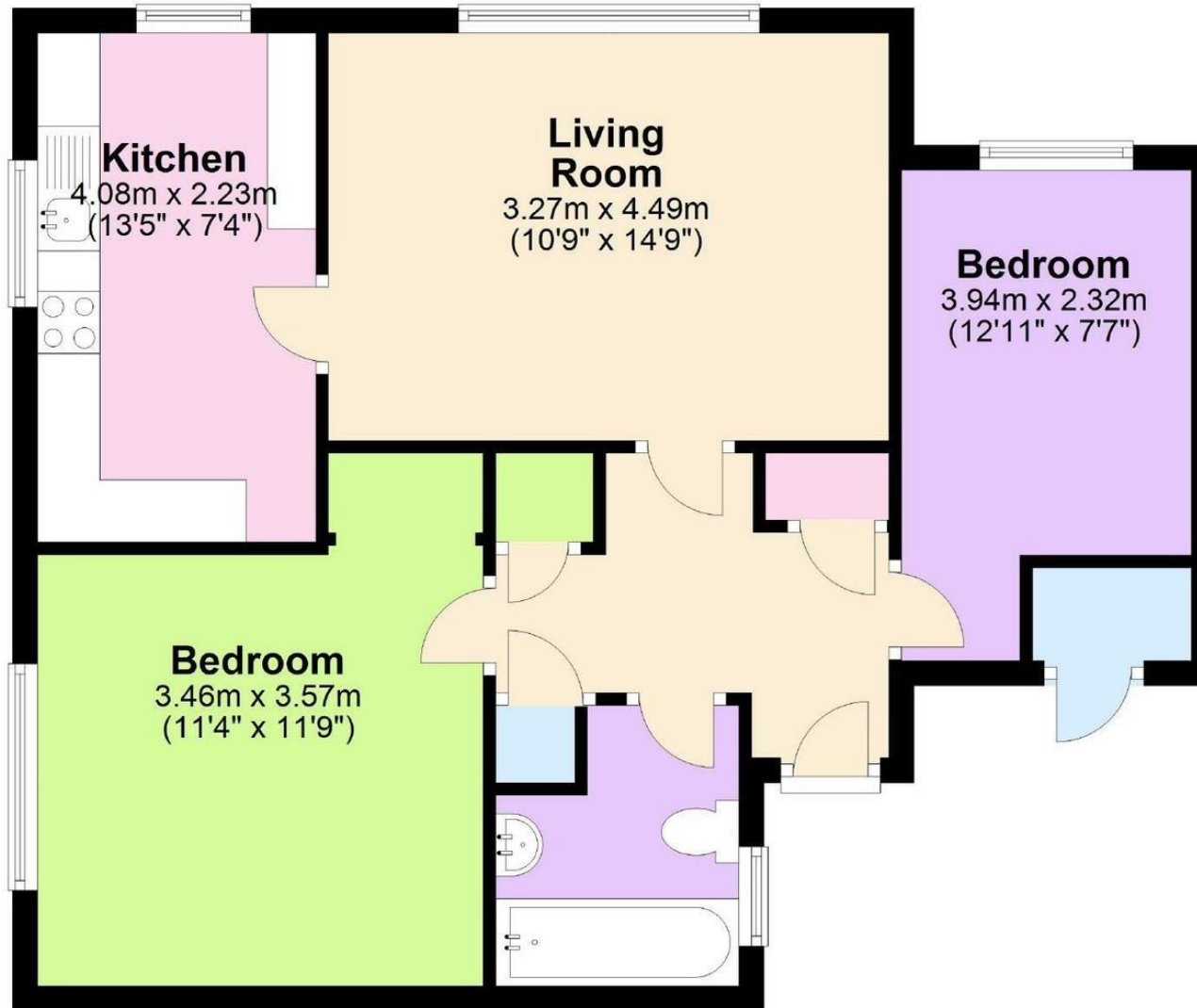
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the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



# Top Floor

Approx. 59.4 sq. metres (639.9 sq. feet)



Call us on **020 8668 5344 / 01737 551111**

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