



257 Coulsdon Road,
Old Coulsdon, CR5 1EN - Price £450,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Attractive bay fronted semi-detached bungalow in a convenient level location. Two double bedrooms, Shower Room, Kitchen, Large Lounge, Conservatory, double glazing and central heating, level garden and off street parking. The property is conveniently situated on completely LEVEL ground being only a 'stone's throw' from Lacey Green shops and a few minutes' level walk from the delightful open countryside of Coulsdon Common and Farthing Downs and the traditional Fox public house. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and is also well served by a good selection of schools for all ages. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge.

- Attractive Bay Fronted Semi Detached Bungalow
- Two Bedrooms
- Shower Room
- Large Lounge
- Gas Central Heating
- Double Glazing
- Conservatory
- Off Street Parking
- Popular Convenient Location
- 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. 78.3 sq. metres (842.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 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

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