



39 Inwood Avenue,  
Old Coulsdon, Surrey, CR5 1LP - Price £565,000

JOHN BROWN  MARK YOULL

SALES & LETTINGS

INTERNAL VIEWING HIGHLY RECOMMENDED to fully appreciate this family home with contemporary open plan living to the ground floor comprising bright, spacious lounge / dining room with doors opening onto an attractive rear garden with patio area also benefitting from kitchen, 2nd reception room currently used as a playroom or could be used as a study/office utility room. The first floor boasts three bedrooms with modern family bathroom. The paved driveway provides off street parking for several cars.

Situated in this popular area on completely LEVEL ground being ideally placed for local facilities including buses, churches, schools and Lacey Green shops and conveniently located for Old Coulsdon village offering excellent local amenities. Old Coulsdon is surrounded by some delightful green belt countryside including nearby COULSDON COMMON and FARTHING DOWNS. The area is well served for local schools including the popular and well respected KESTON SCHOOL for primary education

- Semi-detached
- Three Bedroom
- Open Plan Living and Dining Area
- Kitchen
- Playroom/ Utility Room
- Level Garden
- Excellent Decorative Order
- Patio & Entertaining Area
- Close to Schools
- Off Street Parking





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

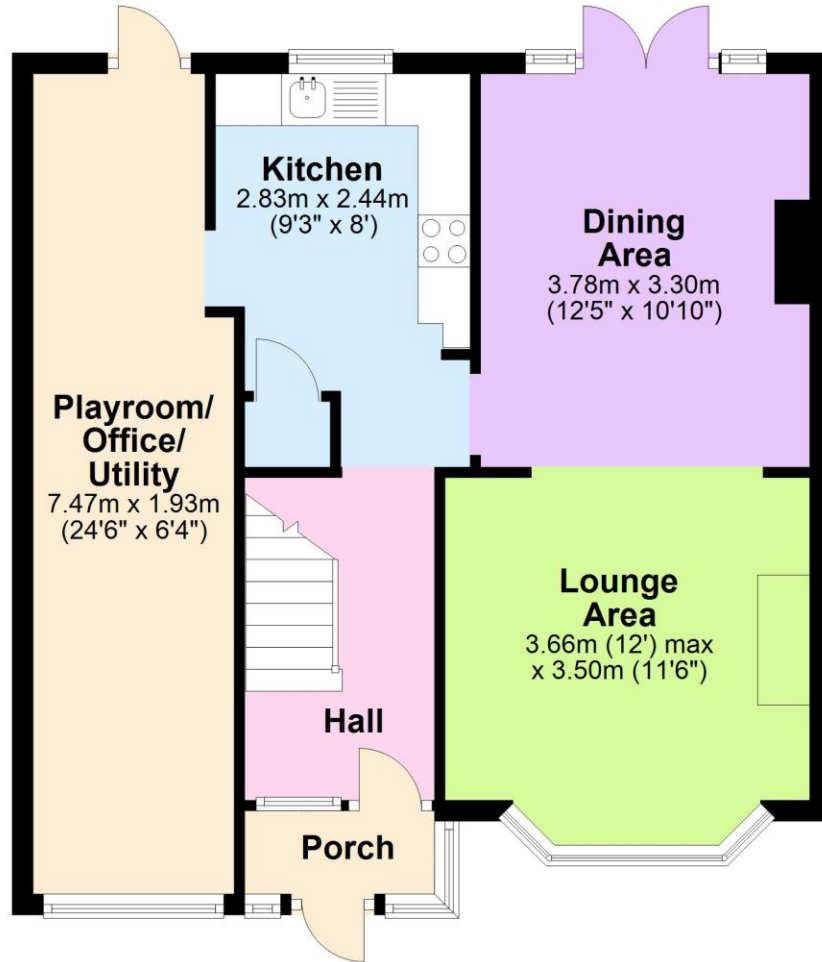
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the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



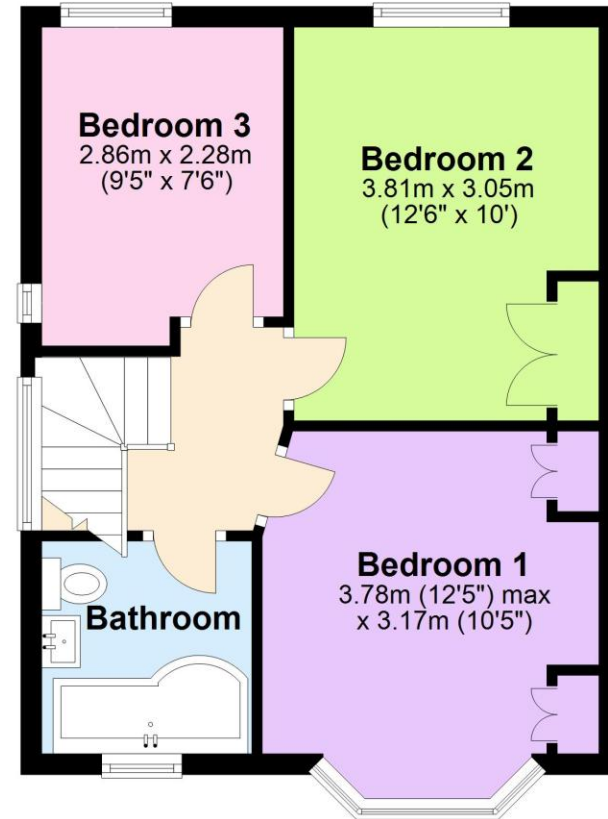
## Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 94.4 sq. metres (1015.6 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](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

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