



24 Cordrey Gardens,  
Coulston, CR5 2SP - Price £335,000

**JOHN BROWN & MARK YOULL**

SALES & LETTINGS



AN OPPORTUNITY TO PURCHASE this 1970's split level maisonette offering deceptively well-proportioned accommodation with spacious dual aspect lounge, kitchen, two double bedrooms with built in wardrobes, bathroom with bath, separate ground floor W.C., garage and off street parking. Situated in a very popular and convenient location being walking distance from Coulsdon Town with its good selection of restaurants and shops and Coulsdon mainline station with good links to London Victoria and London Bridge, M23/M25 within easy reach, as well as the beautiful open green spaces of Farthing Downs and Happy Valley.

- Spacious Split Level Maisonette
- Two Double Bedrooms
- Family Bathroom
- Cloakroom
- Fitted Kitchen
- Dual Aspect Through Lounge
- Garage
- 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.





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