



1 Field End,  
Coulston, CR5 2AY - Price £700,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS



Internal viewing of this exceptionally spacious Detached Bungalow set in quiet Cul-De-Sac location boasting three double bedrooms, family bathroom, separate shower room, two large reception rooms, wide secluded rear garden and double garage. This delightful home is ideally placed in a sought after West Coulsdon/Purley location with a selection of well-respected local schools for all ages. Situated close to Coulsdon town centre, offering a comprehensive range of facilities including good transport links including Coulsdon South mainline station running fast and frequent service to London Victoria and London Bridge. The property is within easy reach of excellent sports facilities and green open spaces including Farthing Downs and Happy Valley and is equally well placed for easy road access to the M23 / M25 motorway.

- Spacious Detached Bungalow
- Three Double Bedrooms
- Two Large Receptions
- Bathroom and Separate Shower Room
- Kitchen
- Gas Central Heating
- Wide Secluded Garden
- Double Garage
- No Onward Chain
- Quiet and Convenient Cul-De-Sac Location







**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.

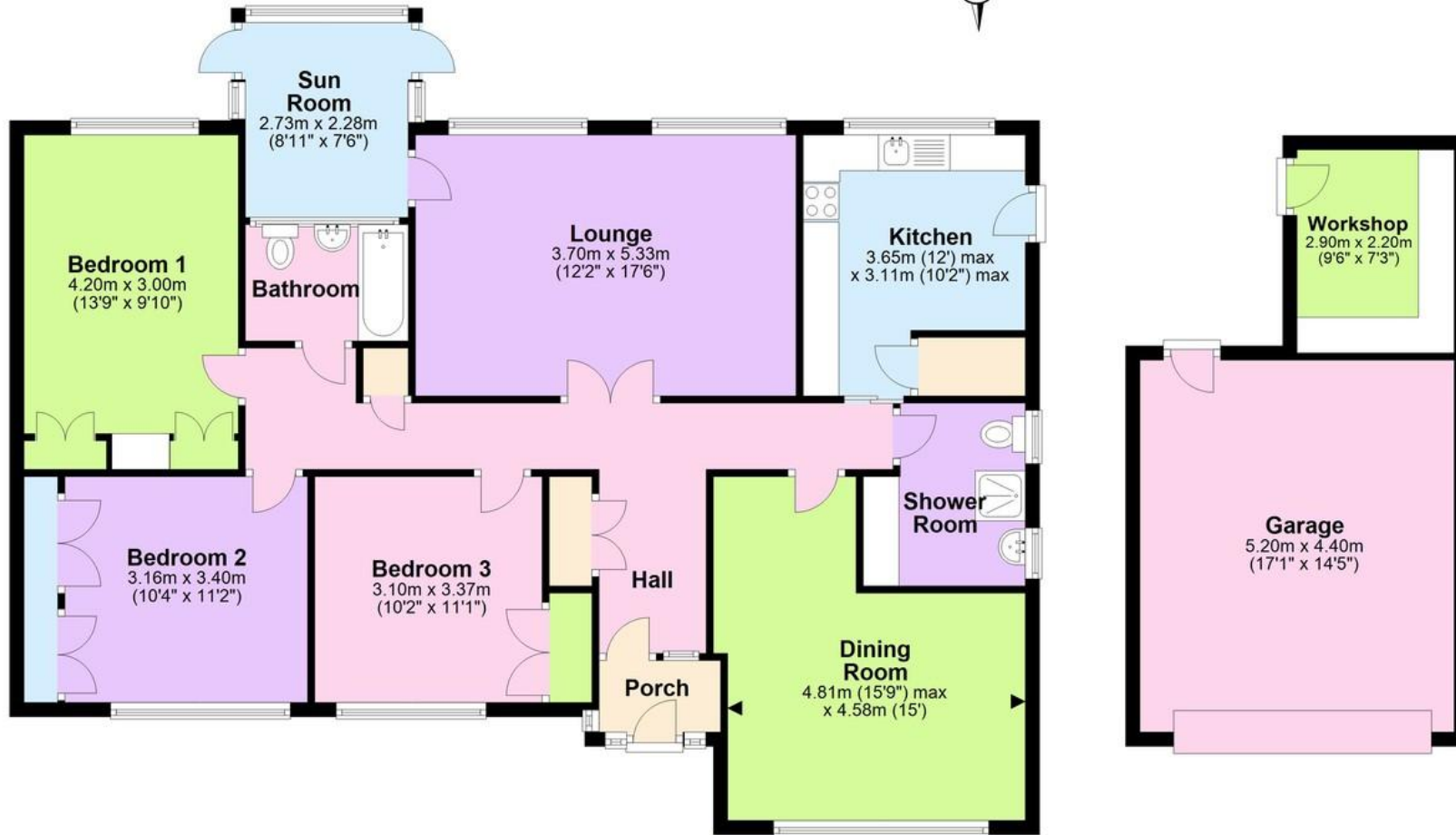
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





## Ground Floor

Approx. 123.3 sq. metres (1326.9 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 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**

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