



88 Ellis Road,
Old Coulsdon, CR5 1BZ - Price Offers in Excess of £390,000

JOHN BROWN & MARK YOULL

SALES & LETTINGS

An opportunity to purchase this Well presented Two Bedroom Mid-Terrace family home offering good sized accommodation. There is a modern Kitchen with doors leading to the rear garden, Spacious Living Room, Dining Room and an upstairs family Bathroom. The house has Double Glazed Windows, Gas Central Heating and outside of the property boasts a generous rear Garden with a cabin that is currently used as a gym. Situated on completely LEVEL ground in this popular and well-established area being conveniently located for Lacey Green and Old Coulsdon village offering excellent local amenities. There are transport links good transport links including a local hopper bus which enhances the appeal of this location. Old Coulsdon is surrounded

- Entrance Hall
- Living Room
- Kitchen
- Two bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Level Garden
- Must Be Viewed





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

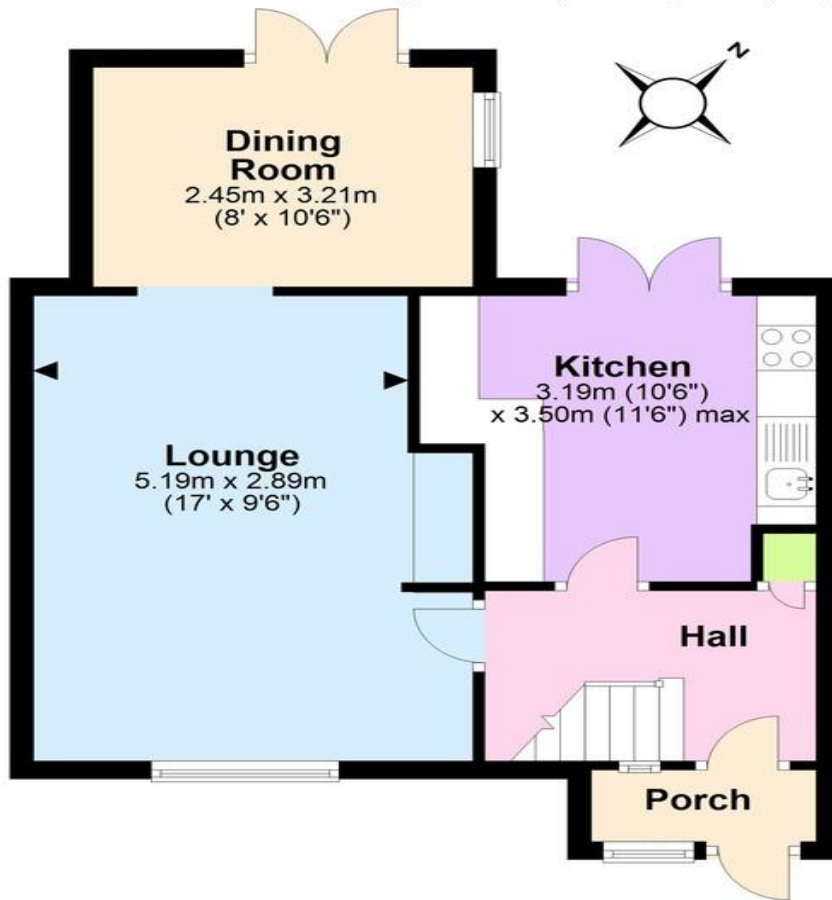
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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. 44.3 sq. metres (477.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 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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