



38 Fairdene Road,
Coulston, CR5 1RB - Price £750,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

An opportunity to purchase a 5 bedroom detached house at a realistic price to allow for modernization. Situated in this popular corner of Coulsdon being only a 'stones throw' from Farthing Downs and just a short walk to Coulsdon South mainline station. Coulsdon Town offers excellent facilities, choice of excellent local schools and Coulsdon is well placed for easy access to the M23/25 motorways.

- SPACIOUS 5 BEDROOM DETACHED FAMILY HOUSE
- NO ONWARD CHAIN
- IDEALLY PLACED ONLY A SHORT WALK COULSDON SOUTH STATION
- 'STONES THROW' FROM FARTHING DOWNS
- DOUBLE GLAZED WINDOWS
- GARAGE & OFF STREET PARKING
- WARM AIR GAS HEATING
- REALISTICALLY PRICED TO ALLOW FOR MODERNISATION



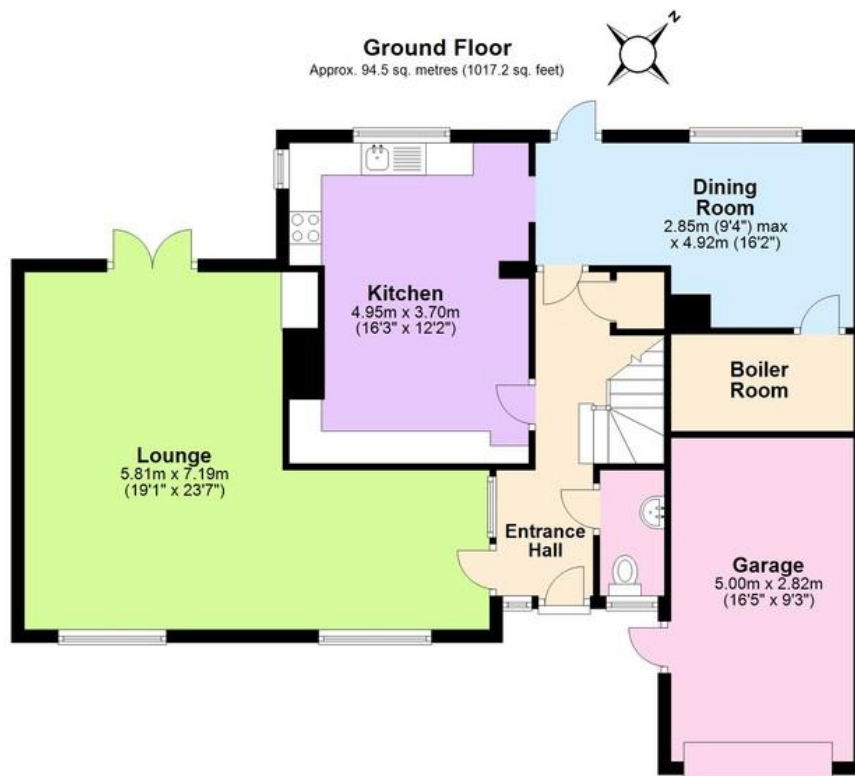


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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.





Total area: approx. 206.1 sq. metres (2218.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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