



140 Coulsdon Road,  
Coulsdon, CR5 2LE - Price £799,950

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

Situated in a popular Coulsdon location is this attractive quality built 1930's spacious detached family home with large south-west facing garden backing woodland. The property boasts three good sized bedrooms, re-fitted bathroom, ground floor cloakroom / shower room, two spacious reception rooms, double-glazed conservatory, modern fitted kitchen. The property also benefits from garage and driveway with off-street parking, gas central heating and double glazing. Set back from the road and situated in this well established and popular residential area being close to Coulsdon Manor golf course and the green open spaces of Farthing Downs with both Old Coulsdon village and Coulsdon town nearby. The area offers a good selection of schools for all ages, recreational facilities and excellent transport links including buses and trains from the nearby Coulsdon South and Coulsdon Town railway stations. The property is also ideally placed for easy access to the M23/M25 motorways.

- Attractive 1930's Detached Family Home
- Three Good-sized Bedrooms
- Two Separate Reception Rooms
- Double-glazed Conservatory
- Fitted Kitchen
- Re-fitted Bathroom
- Downstairs Cloak & Shower Room
- Large Rear Garden Backing Woodland
- Garage
- Driveway with Off Street Parking for Several Cars





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

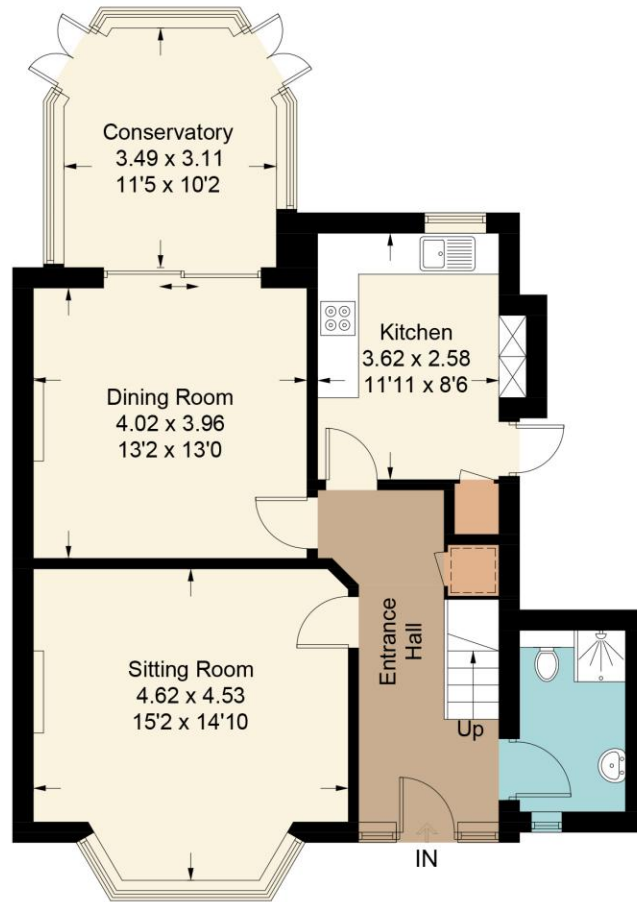
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the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



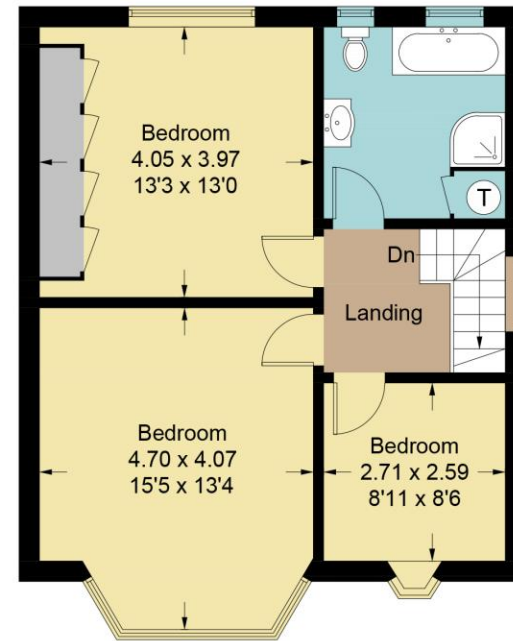
# Coulsdon Road, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft



**Ground Floor**  
804 sq ft / 74.7 sq m

= Reduced headroom below 1.5m / 5'0



**First Floor**  
601 sq ft / 55.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID 848829)



Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		