



3 Lacey Avenue,
Coulston, CR5 1LQ - Price £538,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An opportunity to purchase this Semi-Detached Family Home in a fantastic level location offering Three Bedrooms and Family Bathroom, Downstairs Wet Room, Spacious Lounge, Kitchen, Dining Room with a conservatory opening onto Level Rear Garden. The property offers Off-Street Parking. Conveniently situated being only a 'stone's throw' from Lacey Green shops and a few minutes' level walk from the delightful open countryside of Coulsdon Common and Farthing Downs. Old Coulsdon village offers excellent local facilities including good transport links, library, churches and a good choice of well-respected schools for all ages. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent

- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom
- Downstairs Wet Room
- Kitchen
- Lounge
- Conservatory
- Level Garden
- Off Street Parking
- Close to Amenities





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

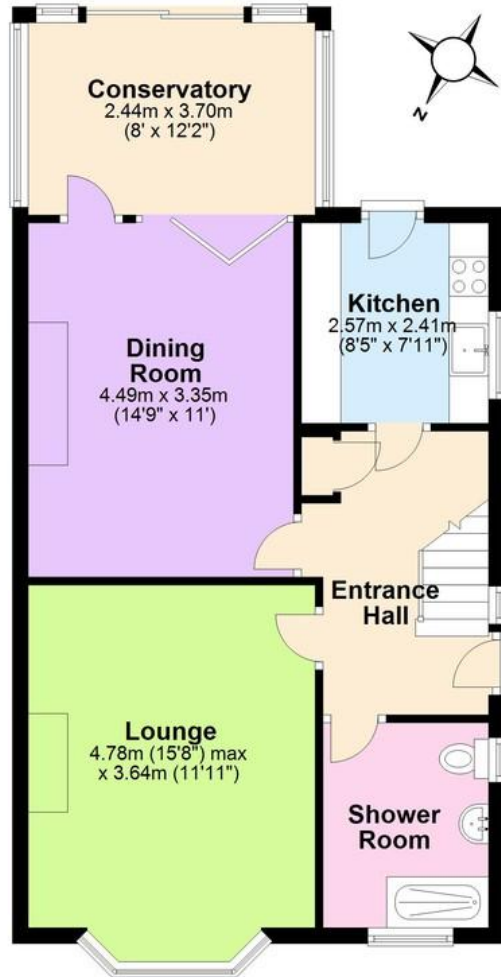
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



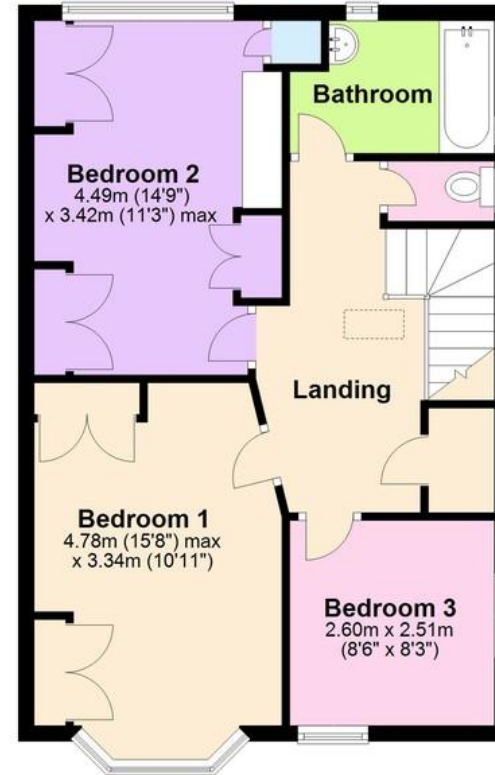
Ground Floor

Approx. 61.8 sq. metres (664.7 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 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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