



Tollers Lane, Old Coulsdon

Offers Over **£500,000**

- Detached family home in a sought-after Coulsdon location
- Two bathrooms
- Generous flat rear garden
- Conveniently located for local schools, amenities and transport links
- Council Tax Band - E
- Three well-proportioned bedrooms
- Private driveway providing off-street parking
- Ideal family home with scope to personalise
- Opportunity to modernise
- EPC - D

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Property Type: Detached House

JOHN BROWN



MARK YOULL

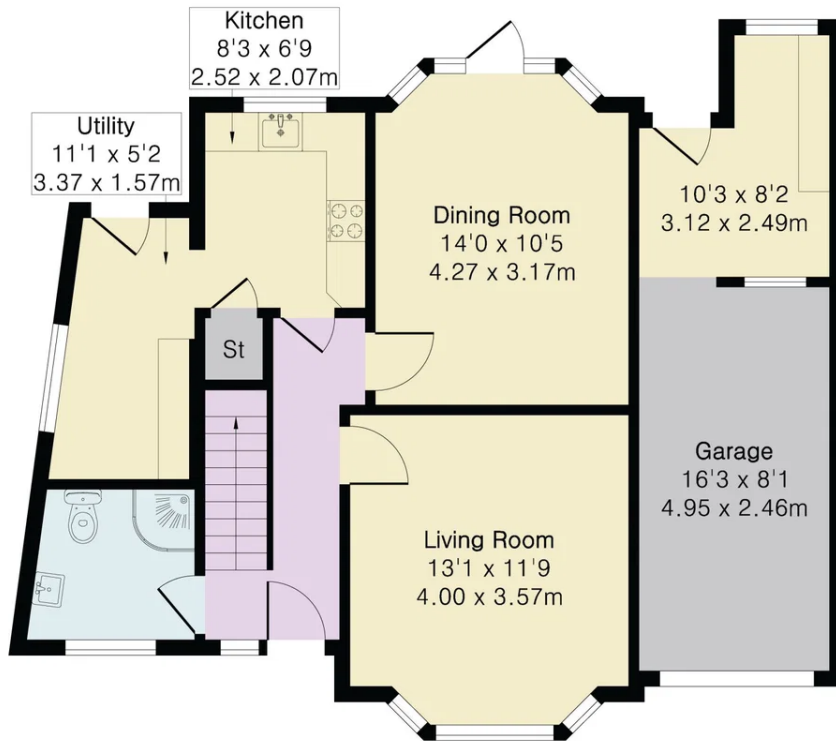
SALES & LETTINGS

Approximate Gross Internal Area 1019 sq ft - 95 sq m (Excluding Garage)

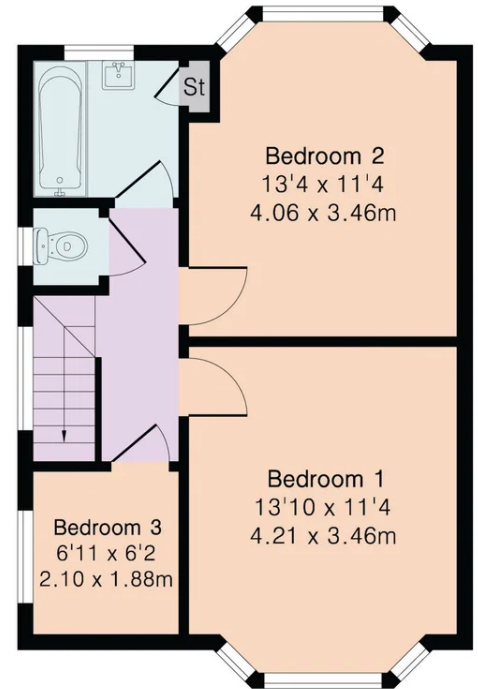
Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 459 sq ft – 43 sq m

Garage Area 201 sq ft – 19 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



John Brown & Mark Youll - Sales

105 Coulsdon Road, Old Coulsdon, Surrey CR5 1EH

01737 551111 | hello@johnbrownmarkyoull.co.uk | <https://www.johnbrownmarkyoull.co.uk/>