



## Tollers Lane, Coulsdon, CR5 1BE

**£620,000**

- Four-bedroom detached home
- Spacious living room to the front
- Downstairs cloakroom
- Excellent potential to extend (STPP)
- COUNCIL TAX BAND - F
- Versatile ground floor with side extension
- Open-plan kitchen and dining area to the rear
- Family bathroom on the first floor
- EPC -

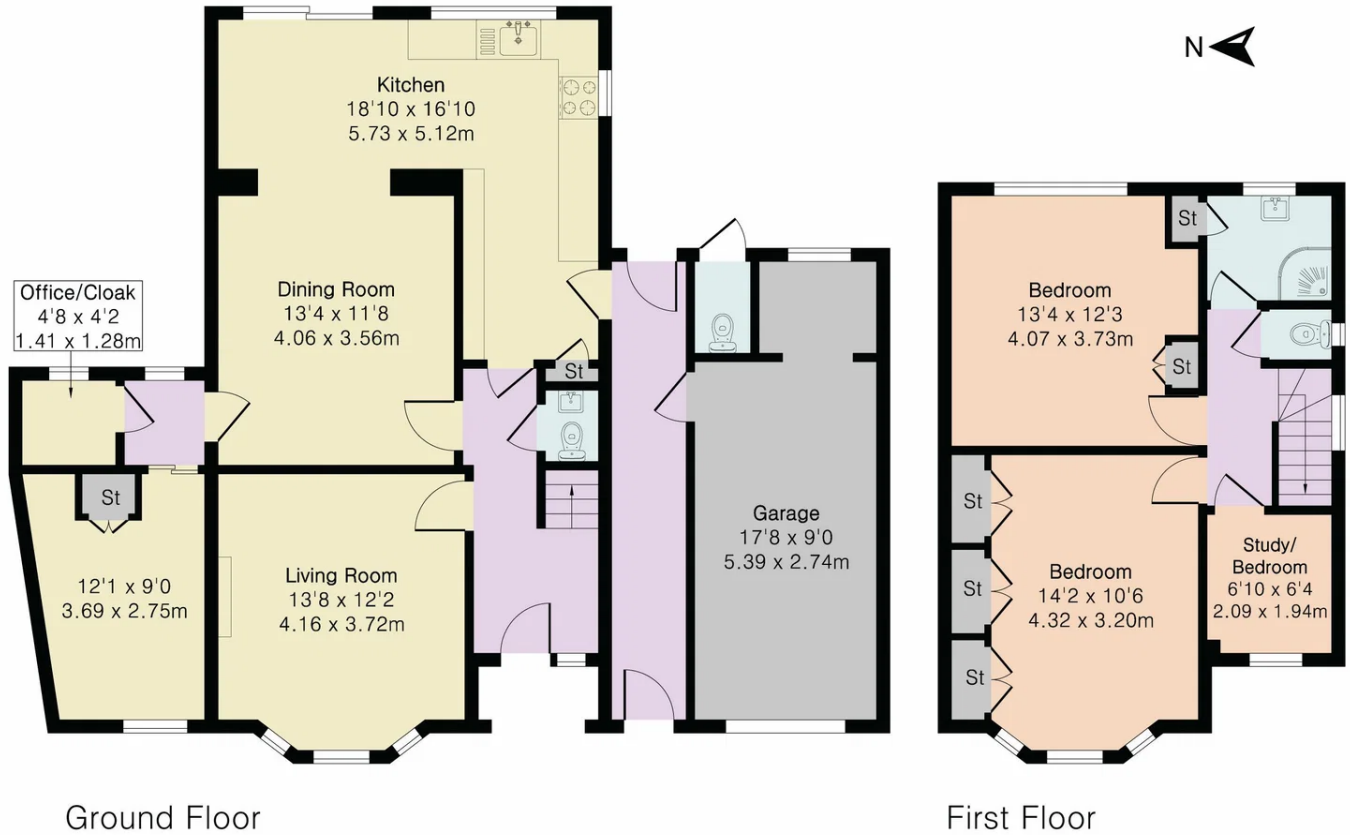
**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

**Property Type:** Detached House

**Approximate Gross Internal Area 1573 sq ft - 146 sq m  
(Including Garage)**

Ground Floor Area 1098 sq ft – 102 sq m

First Floor Area 475 sq ft – 44 sq m



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

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