



220 Coulsdon Road,
Old Coulsdon, CR5 2LF - Price £495,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Being sold with the benefit of NO ONWARD CHAIN this superbly presented 2-3 bedroom, third bedroom currently a dressing room. Boasts a modern fitted kitchen set in open plan living accommodation with bi-fold doors leading onto a secluded level rear garden with patio area. Level walk to village with all it's local amenities. VIEWING IS STRONGLY RECOMMENDED. This superbly presented three bedroom characterful semi-detached bungalow being located within walking distance of Old Coulsdon Village (Tudor Parade) with its range of local shops & public transport facilities. The property boasts throughout to a very high standard with Modern Kitchen and integrated appliances, Modern Bathroom Suite, Master Bedroom with En-suite Shower Room, Karndean Flooring through majority of the property, bi-fold doors across the entire rear of the lounge to the garden increase the entertaining space, large rear patio ideal for entertaining and alfresco dining with lawn area beyond and off street parking.

- Open plan Kitchen/Diner/Lounge
- Bi Fold doors to patio & garden
- Main bedroom suite/ensuite/dressing
- 3rd Bedroom currently Dressing Room
- 2 Further Bedrooms
- Modern finish throughout
- Off Street Parking
- Karndean Flooring
- Local to Coulsdon Manor Golf Club
- Close to Old Coulsdon Village



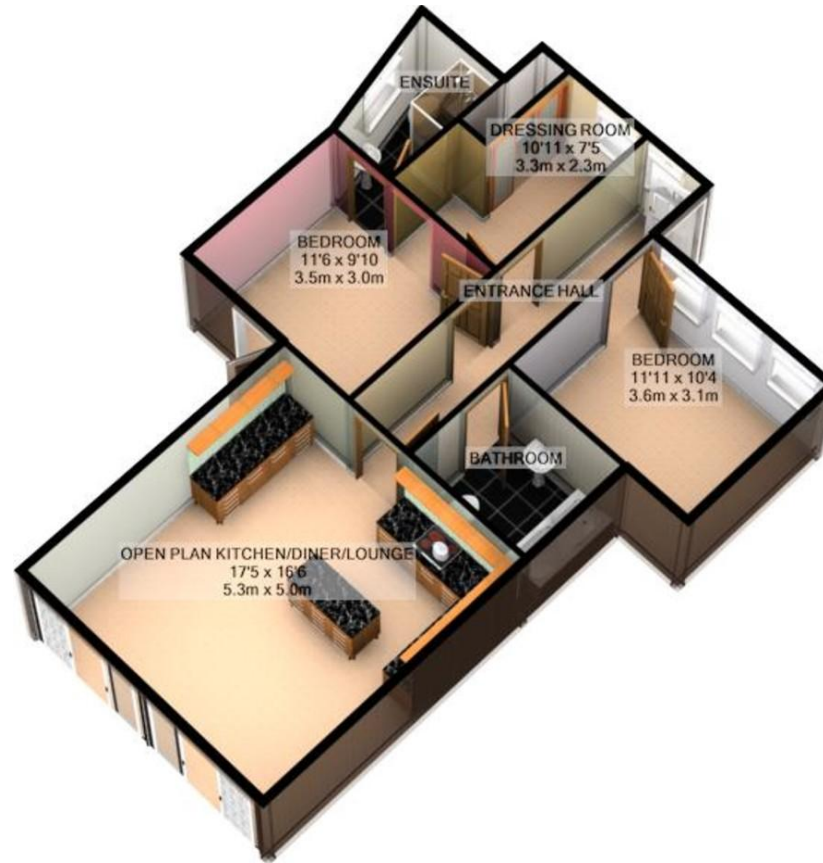


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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 APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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