



38 Fairdene Road,
Coulston, CR5 1RB - Price £725,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

An opportunity to purchase a 5 bedroom detached house at a realistic price to allow for modernization. Situated in this popular corner of Coulsdon being only a 'stones throw' from Farthing Downs and just a short walk to Coulsdon South mainline station. Coulsdon Town offers excellent facilities, choice of excellent local schools and Coulsdon is well placed for easy access to the M23/25 motorways

- SPACIOUS 5 BEDROOM DETACHED FAMILY HOUSE
- NO ONWARD CHAIN
- IDEALLY PLACED ONLY A SHORT WALK COULSDON SOUTH STATION
- 'STONES THROW' FROM FARTHING DOWNS
- DOUBLE GLAZED WINDOWS
- GARAGE & OFF STREET PARKING
- WARM AIR GAS HEATING
- REALISTICALLY PRICED TO ALLOW FOR MODERNISATION





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

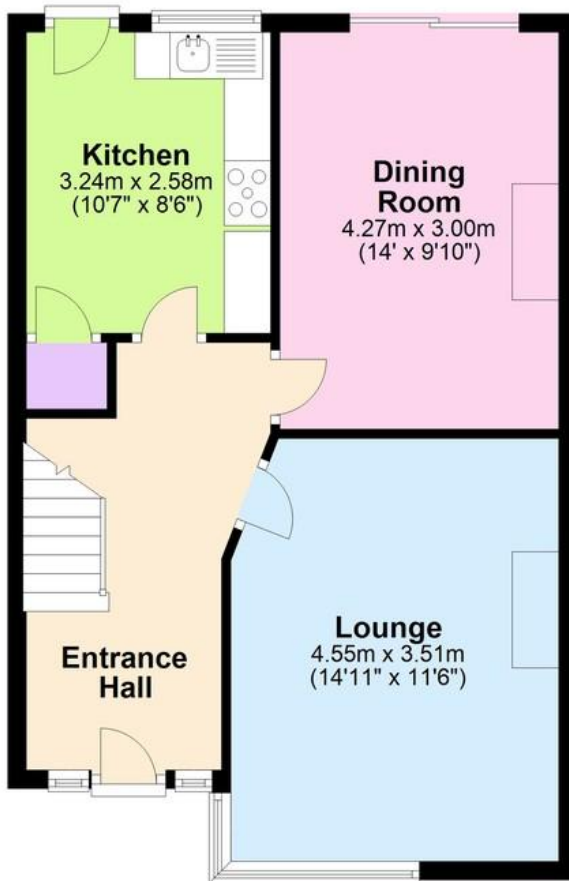
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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. 48.8 sq. metres (525.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 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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