

**£485,000**

FREEHOLD

**JOHN BROWN**



**MARK YOULL**

SALES & LETTINGS



**Coulsdon Road**

Old Coulsdon, Surrey, CR5 1EL

### PROPERTY FEATURES

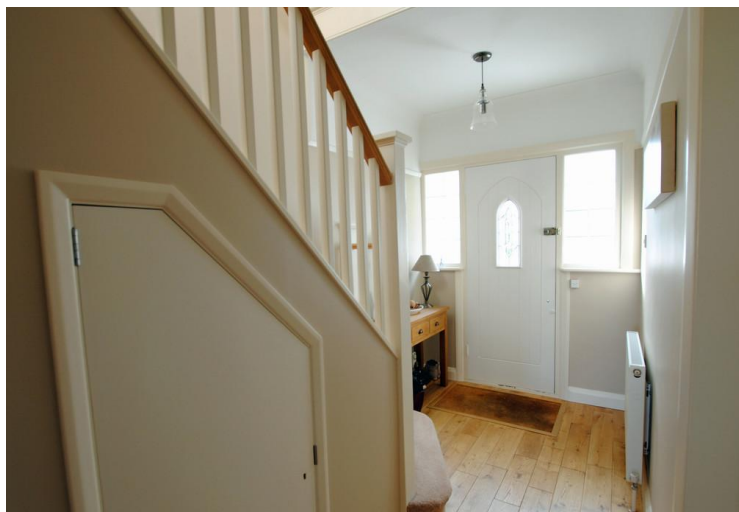
- Tudor Style Semi-Detached House
- Feature 'Church' Style Windows
- Three Bedrooms
- Spacious Lounge / Dining Room
- Open Plan Kitchen / Breakfast Room
- Downstairs W.C.



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**PROPERTY SUMMARY** - This attractive 'Tudor style' semi-detached home has been modernised by the current owner to provide well-proportioned and comfortable accommodation throughout. The property offers a delightful through lounge / dining room, along with a re-fitted open plan kitchen/breakfast room leading to a well-planned level rear garden. The property is conveniently situated on completely LEVEL ground 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 schools being walking distance to the well-respected Keston School. Coulsdon town offers comprehensive facilities including Coulsdon South mainline station with its fast and frequent services into both London Victoria and London Bridge along with additional Thames Link services passing through St Pancras. The M23 / M25 interchange at Hooley is close-by with London Gatwick Airport just two junctions along the M23.



This 'Tudor style' property offers many pleasing features including THREE BEDROOMS \* WELL FITTED BATHROOM \* LOUNGE / DINING ROOM \* SPACIOUS OPEN PLAN FITTED KITCHEN / BREAKFAST ROOM \* DOWNSTAIRS W.C. \* OFF-STREET PARKING \* GARAGE \* EASY TO MANAGE LEVEL REAR GARDEN \* GARAGE suitable as workshop with power, light and heating \* REPLACEMENT DOUBLE GLAZED WINDOWS with 'church' style leaded light windows to front \* GAS CENTRAL HEATING \* SOLID OAK FLOORING TO ENTRANCE HALL. INTERNAL VIEWING HIGHLY RECOMMENDED.

### GROUND FLOOR

**FRONT DOOR** with feature leaded light glass panel, obscured leaded light double glazed windows to either side, leading to

**ENTRANCE HALL** solid oak flooring, radiator, understairs cupboard housing gas & electric meters.

**DOWNSTAIRS CLOAKROOM** with white low-level W.C., hand basin mounted in vanity unit, extractor fan, ceramic tiled flooring.

### SPACIOUS THROUGH LOUNGE / DINING ROOM -

open and bright room with feature cast iron fireplace with wooden surround and tiled hearth to the lounge area with double glazed leaded light windows and patio door leading to rear garden. The dining area to front has attractive feature 'church style' double glazed leaded light windows, radiator, coving.

### EXTENDED KITCHEN / BREAKFAST ROOM

Kitchen area with cream cottage style units including wide selection of base and wall cupboards and drawers, wood block work surfaces, deep inset double butler sink with mixer tap, integrated dishwasher and washing machine, Hotpoint 4-ring gas hob with electric oven below, stainless steel splash-back with Electrolux stainless extractor hood above, cupboard housing Worcester combi-boiler, space for fridge / freezer, door to garden, radiator, kitchen door to rear garden, door leading to

### GARAGE

with up and over electric door, power, light, radiator, water tap.

### FIRST FLOOR

**LANDING** double glazed leaded light obscured window to side, loft hatch leading to fully boarded loft.

**BEDROOM ONE** double glazed leaded light windows to front, radiator, coving.

**BEDROOM TWO** double glazed leaded light windows overlooking rear garden, radiator, coving.

**BEDROOM THREE** double glazed leaded light windows to rear, radiator, coving.

**FAMILY BATHROOM** comprising white suite featuring low level W.C., pedestal sink with post mixer tap, corner quadrant shower cubicle with Aqualisa shower attachment, deep tile panelled bath tub with concealed wall mounted tap controls and additional discreet hand-held shower attachment, fully tiled walls and floor, heated towel rail / radiator, spotlights, extractor fan, shaver plug, double glazed leaded light obscured window to front.

### OUTSIDE

**REAR GARDEN** mainly laid to lawn with patio areas at both ends of the garden, fence and hedge surround & flowerbed. The raised decked area to the rear of the garden is great for entertaining with feature remote control lighting and shed for additional storage.

### FRONT GARDEN

brick wall & hedge to front boundary with off street parking and access to garage.

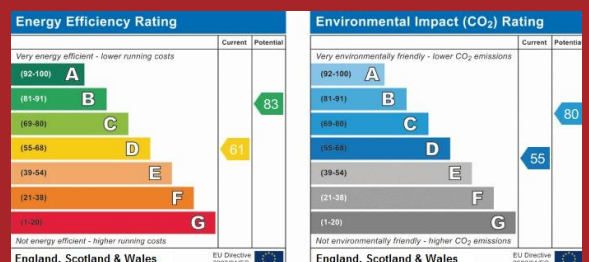


Property Tenure: Freehold

Local Authority: Croydon London Borough Council

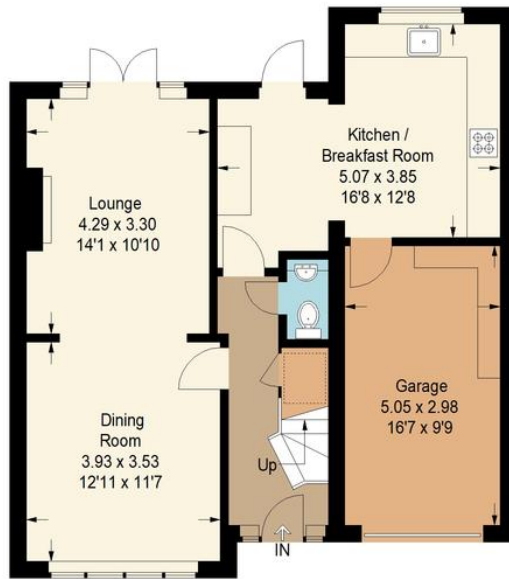
Council Tax Band: Band E

Viewings: By appointment only

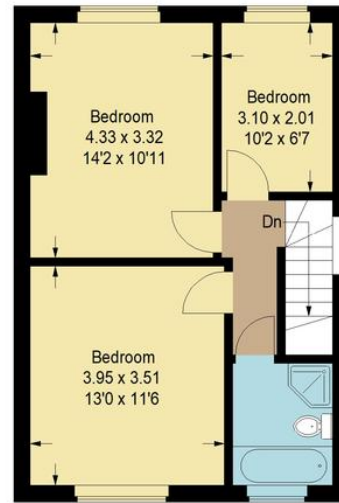


# Coulsdon Road, Old Coulsdon, CR5


Approximate Gross Internal Area  
(Including Garage)  
118.3 sq m / 1273 sq ft



**Ground Floor**  
72.8 sq m / 783 sq ft



**First Floor**  
45.5 sq m / 490 sq ft

 = Reduced headroom below 1.5 m / 5'0"  
Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (1D496992)



**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.

