



JOHN BROWN

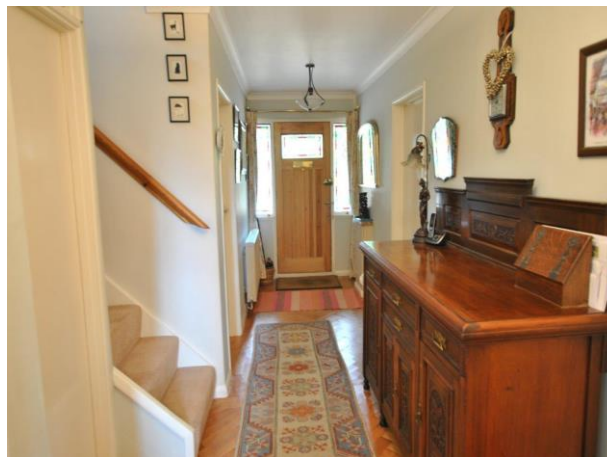
ESTABLISHED 1977

PROPERTY PROFESSIONALS

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**A MOST ATTRACTIVE DETACHED CHALET STYLE BUNGALOW
IN SEMI-RURAL YET CONVENIENT LOCATION**

**LINDEN DELL, TAUNTON LANE, OLD COULSDON,
SURREY, CR5 1SH**



PRICE £585,000 Freehold

LINDEN DELL, TAUNTON LANE, OLD COULSDON

A MOST ATTRACTIVE DETACHED THREE BEDROOM CHALET STYLE BUNGALOW in semi-rural yet convenient location, large lounge with new multi-fuel burner, kitchen / dining room overlooking the charming level rear garden with summer house and conservatory to side with parking to the front for several cars along with an attached garage. Enjoying a delightful location in a country lane setting yet conveniently placed within a short level walk of local amenities. Old Coulsdon village offers comprehensive shopping facilities, bus services, choice of well respected schools and Old Coulsdon is surrounded by some delightful open green belt countryside.

KEY FEATURES: this property offers many character features and has been well maintained by the existing Owners who are offering the property for sale in EXCELLENT DECORATIVE CONDITION with tasteful decor throughout. The accommodation is planned mainly to the ground floor with the MASTER BEDROOM and EN SUITE to the first floor. Features include GAS CENTRAL HEATING * MULTI-FUEL STOVE * REPLACEMENT DOUBLE GLAZED WINDOWS * CHARMING SECLUDED GARDEN * PARKING FOR NUMEROUS CARS * VIEWING VERY STRONGLY RECOMMENDED.

The ACCOMMODATION briefly comprises the following (all dimensions approximate) -

GROUND FLOOR

GABLED ENTRANCE PORCH: with attractive entrance door to

ENTRANCE HALL: with wood block floor, radiator, cupboard with electric meter and consumer unit, airing cupboard with lagged hot water tank, stairs to first floor.

LOUNGE: about 14' 6" max x 13' (4.42m x 3.96m) with feature open fireplace, with 'multi-fuel' burning stove, wood block floor, radiator.

BEDROOM TWO: about 12' 10" x 11' (3.91m x 3.35m) with wood block flooring, radiator.

BEDROOM THREE: about 10' 6" x 8' (3.20m x 2.44m) with wood block flooring, radiator.

BATHROOM: with white suite, low suite W.C., wash basin, new panelled bath with power shower, part tiled walls, radiator, shaver point, built-in cupboard.

KITCHEN / DINER: about 27' 6" x 9' 6" (8.38m x 2.89m) with range of attractive units including base units with cupboards and drawers, cooker recess with extractor above, plumbing for washing machine, granite work surfaces, inset sink unit with mixer tap, part tiled walls, radiator, condensing Worcester gas boiler, folding doors to

DOUBLE GLAZED CONSERVATORY: about 16' 5" x 7' 8" (5.00m x 2.34m) with stone floor, radiator, doors to front and rear gardens.

FIRST FLOOR

LANDING: with attractive balustrade

MASTER BEDROOM: about 18' max x 12' max (5.48m x 3.65m) (with some restricted headroom), two radiators, two walk-in wardrobe spaces, double aspect and door to:

EN-SUITE: with low suite W.C., bidet, wash basin with mixer tap and cupboard below, radiator, access to cold water tank.

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OUTSIDE

FRONT GARDEN: approached by gravel driveway with PARKING FOR SEVERAL CARS, mature shrubs, bushes, hedges etc. Side Entrance with wrought iron gate.

GARAGE: about 17' x 11' (5.18m x 3.35m) with up and over door to front and rear, power and light.

UTILITY ROOM: about 9' x 6' 2" (2.74m x 1.88m) with double bowl stainless steel sink unit, electric water heater, plumbing for washing machine, work surface.

DELIGHTFUL SECLUDED GARDEN: forming a most pleasant feature of the property being COMPLETELY LEVEL & planned with lawn, mature shrubs and bushes, trees, hedges etc. Decked area. Paved patio to the side garden.

SUMMERHOUSE: about 11' 6" x 9' (3.50m x 2.74m) with power and light.

LOCAL AUTHORITY: London Borough of Croydon - BAND 'F'



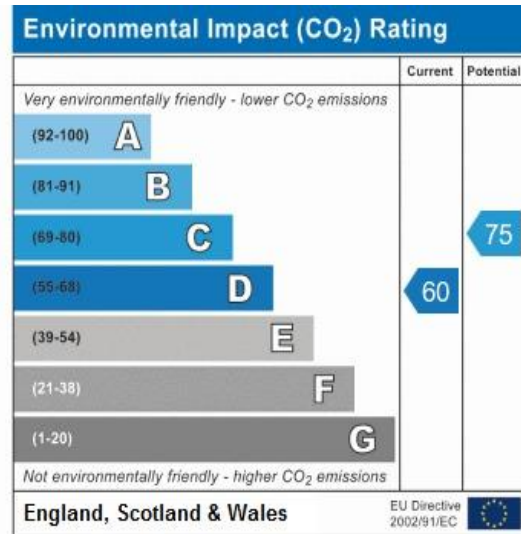
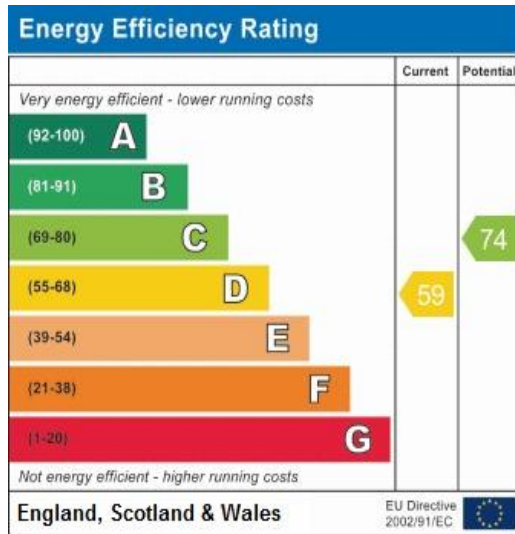
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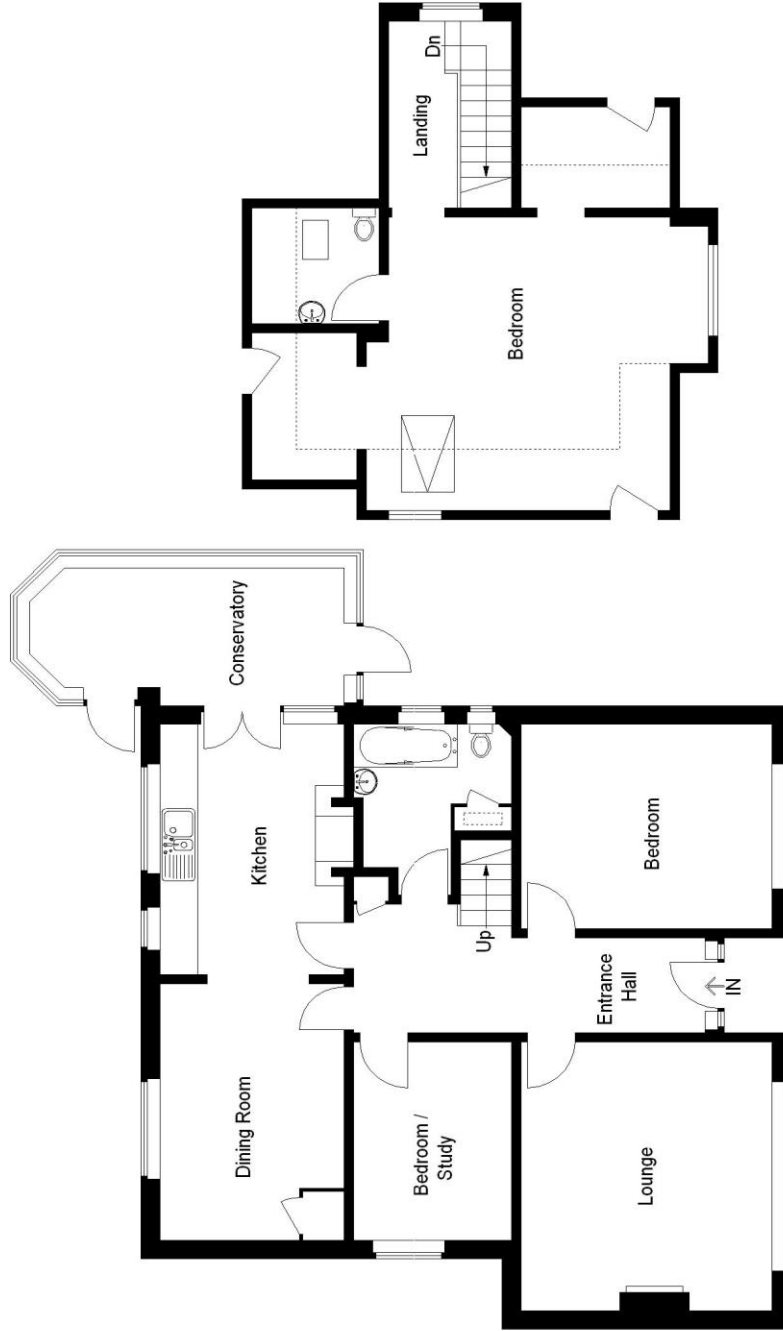


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract. Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. Services: We have not tested any apparatus, equipment, fixtures 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.

LINDEN DELL, TAUNTON LANE, OLD COULSDON

Taunton Lane, Old Coulsdon, CR5

Approximate Gross Internal Area
139.0 sq m / 1496 sq ft



Ground Floor

First Floor

 = Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID263881)