




Fairdene Road,  
Coulson  
Offers Over £699,950  
Freehold

Unique four bed detached property in a sought after part of Coulson. Chain Free. Versatile ground floor space and a large, secluded garden. Easy access to Coulson South Rail for London links. Excellent school catchment and a short walk to Farthing Downs. Must View Property.

- 4 Bedrooms
- Detached family home
- Converted Coach House
- Great potential to expand and personalise
- Close to Farthing Downs
- Access to London and Gatwick, Brighton
- Large, mature rear garden
- Rural Setting

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure  
Price

Freehold  
Offers Over £699,950

Viewing	Strictly by appointment with Hallways Estates Limited - Head Office
Reference	Telephone 07903162312
Additional Information	RS0689
	Council Tax Band: E (Croydon)
	Tenure: Freehold

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.