



239 Coulsdon Road,  
Caterham, CR3 5NW - Price £550,000

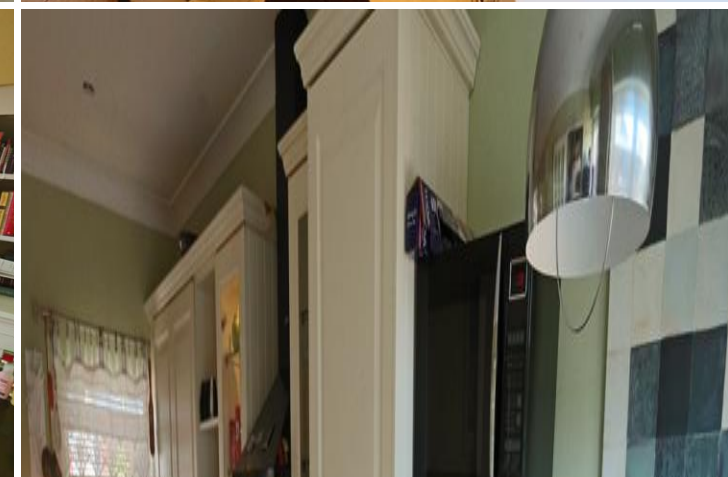
**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

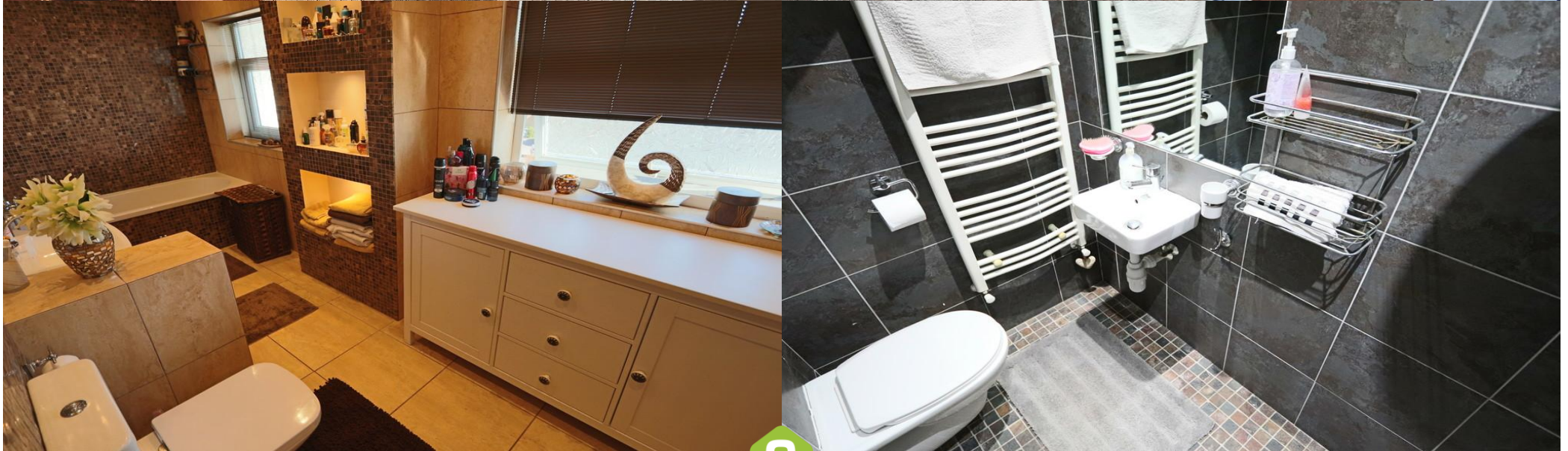


This well-presented SEMI-DETACHED HOUSE has been extended to include THREE / FOUR BEDROOMS and LARGE FAMILY BATHROOM whilst the ground floor boasts an extended LOUNGE / DINING ROOM with bi-fold doors opening onto a decked area and garden. A modern well-fitted KITCHEN / BREAKFAST ROOM with UTILITY ROOM, POTENTIAL FOURTH BEDROOM or STUDY with DOWNSTAIRS SHOWER ROOM completes the spacious living accommodation whilst the driveway to the front provides off road parking. Viewing Strongly Recommended. Occupying a most convenient location in this popular residential area close to local shops, Tesco Superstore, buses, schools, recreational facilities and only a short level walk from Coulsdon Common. Caterham on the Hill offers good local facilities with Caterham Town providing more comprehensive facilities and mainline train station, together with easy road access to the M25 motorway.

- Extended Semi-Detached House
- Three / Four Bedrooms
- Spacious Family Bathroom
- Modern Kitchen / Breakfast Room
- Utility Room
- Two / Three Reception Rooms
- Fitted Wardrobes to All Bedrooms
- Downstairs Cloakroom
- Decked Patio Area
- Off Street Parking







**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.



# Coulsdon Road, Caterham, CR3

Total Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

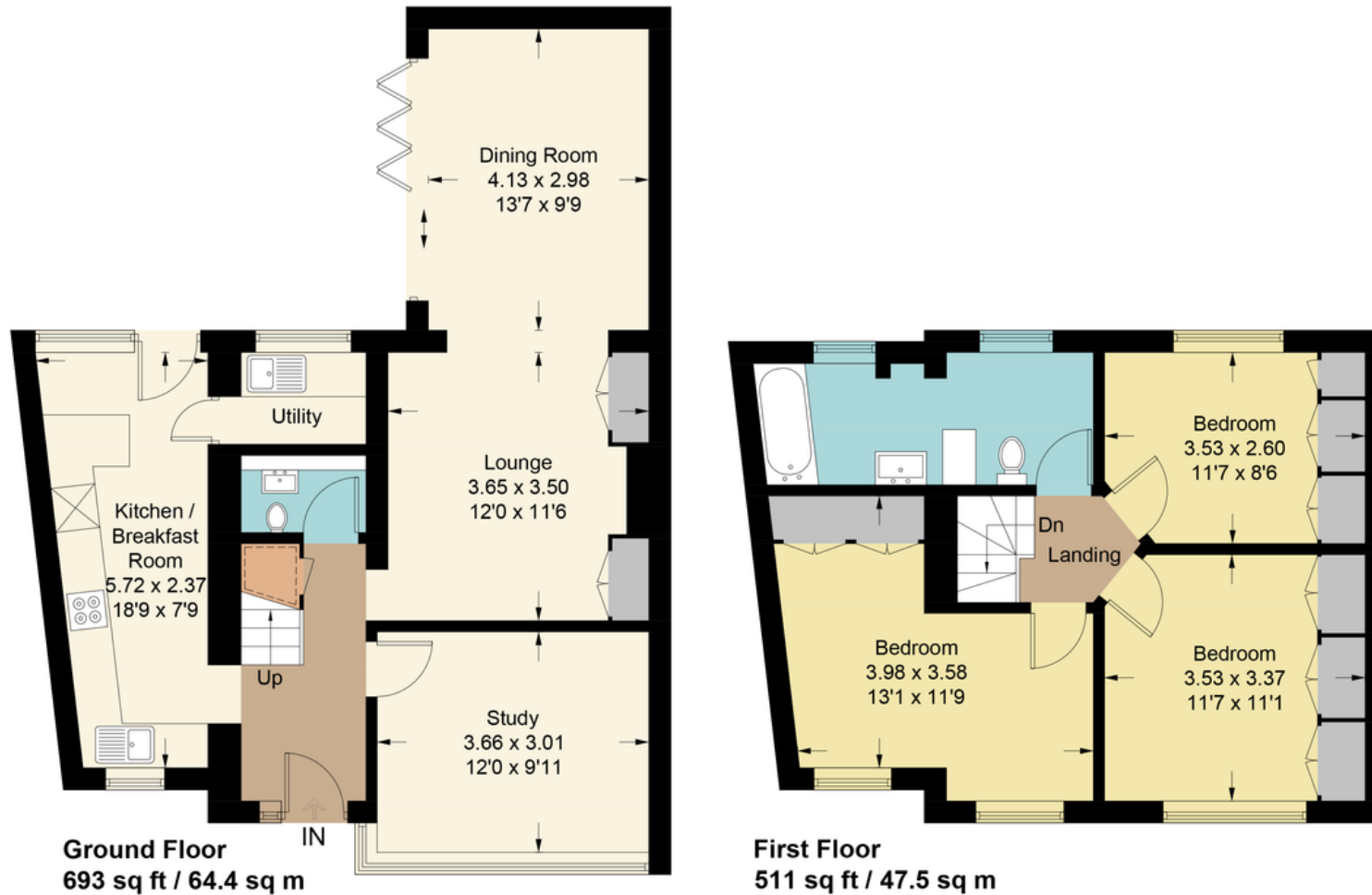


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID747142)



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