



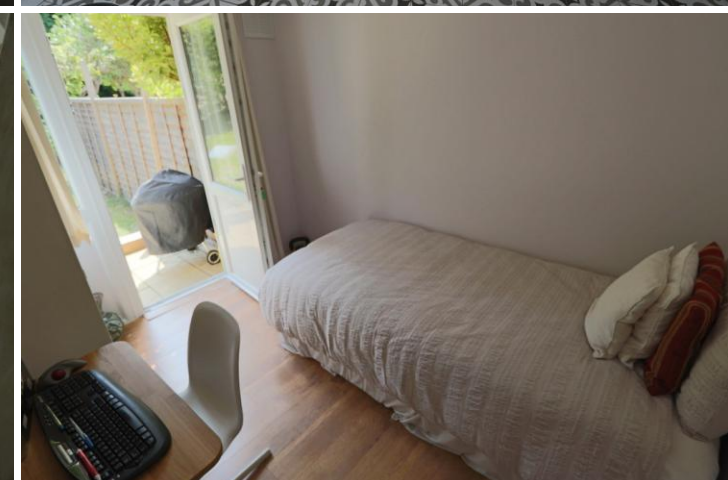
3 Austin Close,  
Old Coulsdon, CR5 1JT - Price £325,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS



INTERNAL VIEWING STRONGLY RECOMMENDED of this well-presented GROUND FLOOR MAISONETTE situated in a quiet cul-de-sac location off Caterham Drive with own gardens and garage en-bloc. The property briefly comprises TWO BEDROOMS, SPACIOUS LOUNGE, RE-FITTED MODERN KITCHEN, CONTEMPORARY BATHROOM. The property also benefits from double glazing throughout, underfloor heating with the added bonus of share of freehold and a long lease. Set on elevated ground enjoying a quiet location being situated off Caterham Drive, a no-through road with the green open spaces of Coulsdon Common on the doorstep. Nearby Old Coulsdon village offers excellent local amenities including shopping parade, medical practice, recreation ground, churches and library. The area offers a selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. There are a good choice of shops, stations and buses in Coulsdon Town with the local 404 hopper bus operating nearby. The property is well placed for ease of access to the M23 / M25 with London Gatwick Airport just one junction along the M23.

- Ground Floor Maisonette
- Excellent Décor Throughout
- Spacious Lounge
- Modern Fitted Kitchen
- Bathroom with Electric Shower
- Two Bedrooms
- Excellent Storage
- Garage En-bloc
- Own Gardens
- Long Lease





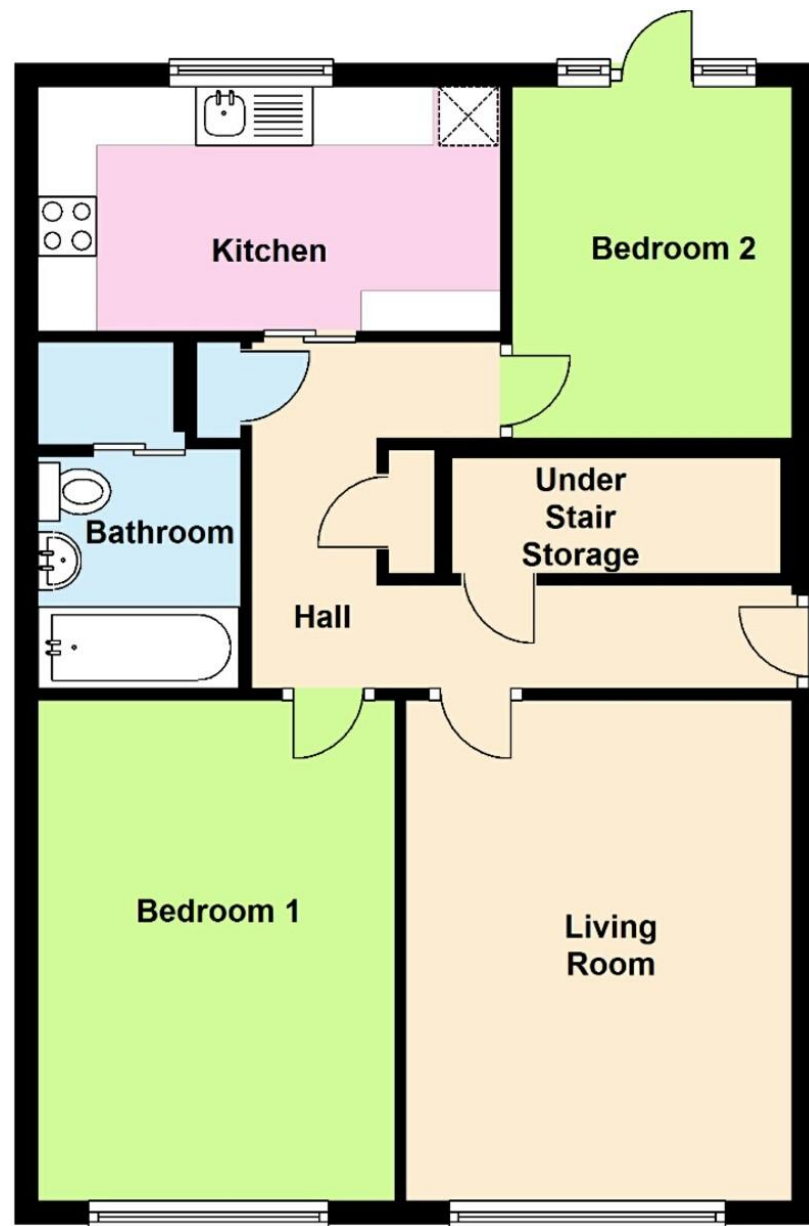


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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.





Call us on **020 8668 5344 / 01737 551111**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	78   C
39-54	E		
21-38	F		