



7 June Close,  
Coulston, CR5 2QR - Price £535,000

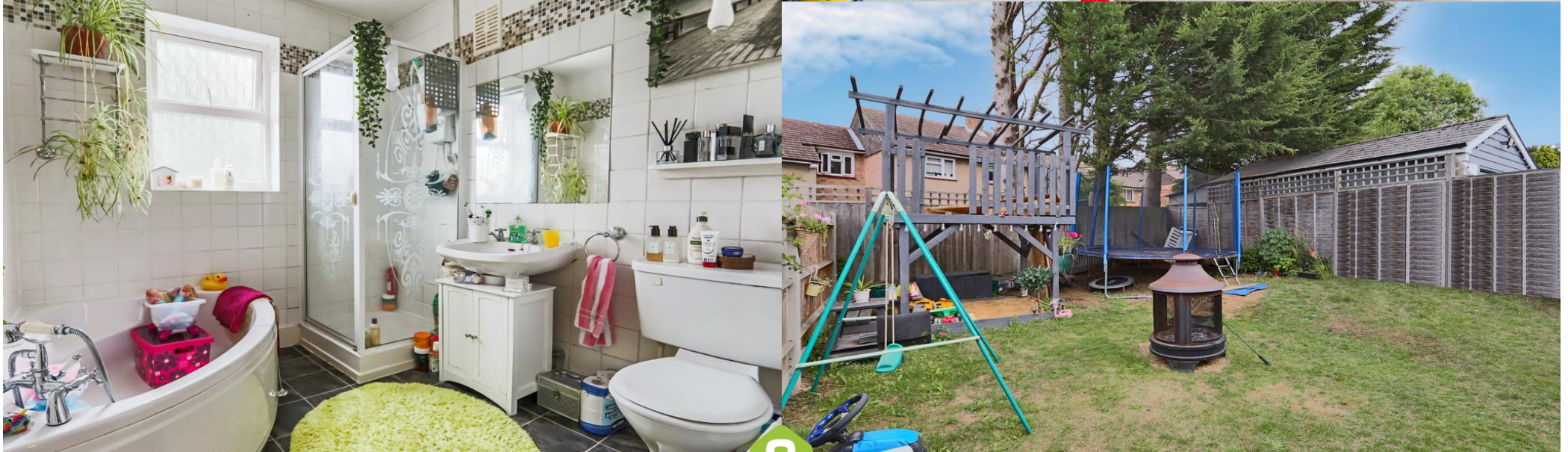
**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS

An opportunity to purchase this Three Bedroom Family Home positioned in quiet Cul-De-Sac location offering great family living space on the ground floor with a large open plan Kitchen / Family Room, leading round into a through Dining / Living Room. There is a family bathroom and loft space, with downstairs also benefitting from a side extension providing additional storage Room and Utility Room. There is double door access out onto the level Rear Garden and the front of the property offers a driveway for Off-Street Parking. Internal viewing highly recommended.

Situated in the popular West Coulsdon, June Close is in close proximity to the green open spaces of Woodcote Park Golf Club and Oaks Park. Conveniently positioned with Coulsdon town centre close by offering comprehensive facilities including choice of main line stations, numerous bus routes, choice of schools and ideally located for the popular WOODCOTE SCHOOLS. Coulsdon is also ideally placed for easy road access to the M23 / M25 motorways.

- Semi-Detached Family Home
- Three Bedrooms
- Family Bathroom
- Large Open Plan Kitchen / Family Room
- Through Living / Dining Room
- Utility & Storage Room
- Level Rear Garden
- Off-Street Parking
- Double Glazed Windows & Gas Central Heating
- Internal Viewing Highly Recommended



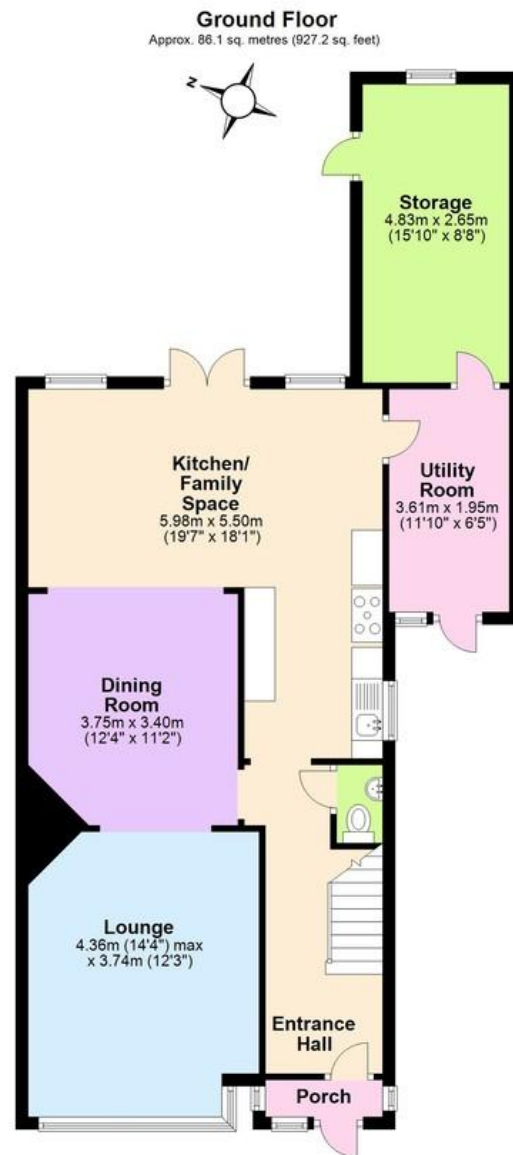


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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.





Total area: approx. 131.2 sq. metres (1411.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: [info@johnbrownmarkyoull.co.uk](mailto:info@johnbrownmarkyoull.co.uk)

[www.johnbrownmarkyoull.co.uk](http://www.johnbrownmarkyoull.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	79   C
39-54	E		
21-38	F		