



15 Benham Close,
Old Coulsdon, CR5 1JB – O.I.E.O £650,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

An opportunity to purchase this Detached Home boasting fantastic family living space. This property is offered with Four Bedrooms, En-Suite Shower Room to Bedroom Three and Family Bathroom. Upon entry you are greeted with a good size Entrance Hall, Kitchen leading into the through Dining / Family / Living Room with sliding door access into the mature Rear Garden with Patio area and enjoying wide views over the surrounding area. The property has the added benefit of a Separate Utility Room leading into a Storage Room, with access into the Garage. The front offers a good size Driveway providing Off-Street Parking, Garage and its own private pathway. Internal viewing is highly recommended.

Enjoying a quiet location in this small cul-de-sac being on elevated ground with FINE VIEWS ACROSS THE SURROUNDING AREA with access to the green belt of Coulsdon Common close-by. Old Coulsdon village offers excellent local amenities including shopping parade, 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 stopping just around the corner. The property is well placed for ease of access to the M23 / M25 with London Gatwick Airport just one junction along the M23.

- Detached Family Home
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Kitchen
- Through Lounge / Family / Dining Room
- Separate Utility Room
- Separate Storage Room
- Rear Garden
- Garage & Driveway



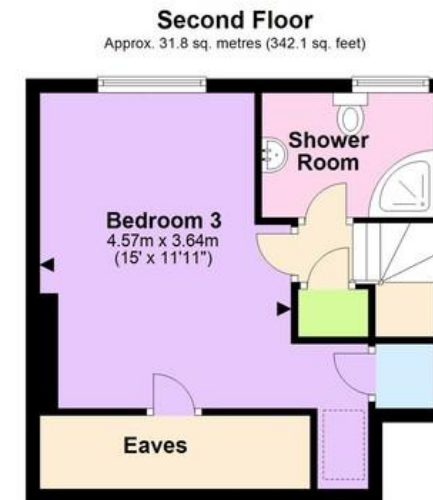
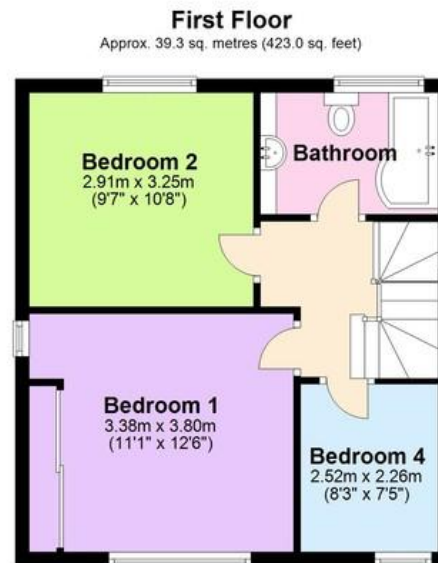
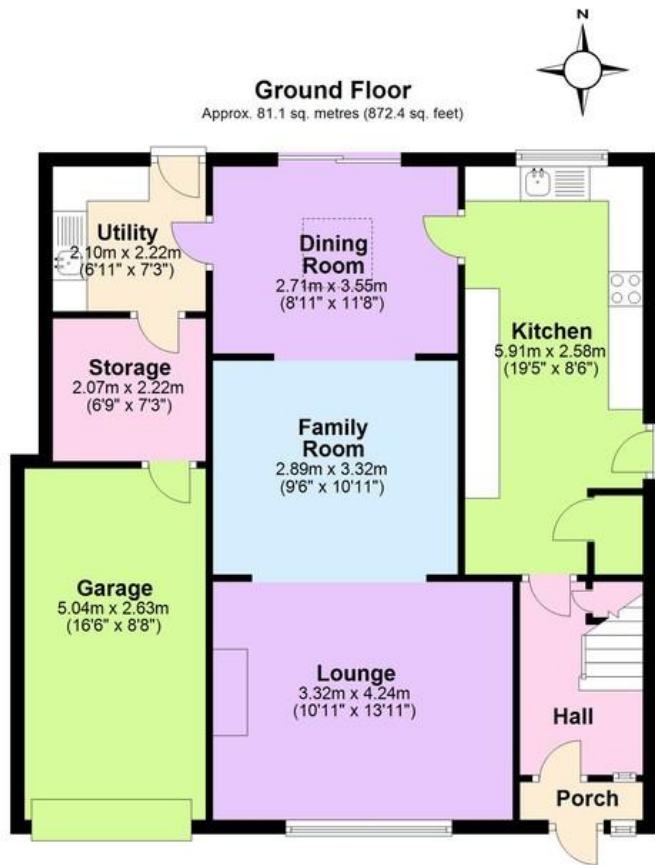


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

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. 152.1 sq. metres (1637.6 sq. feet)

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		