



100 Caterham Drive,
Coulston, CR5 1JG - Price £550,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

A fantastic opportunity to purchase this deceptively spacious Detached Contemporary Style Home. This 1970's Built Home is entering the market being realistically priced to allow for modernisation and is offered with Four Bedrooms (two up and two down), a Family Shower Room, Downstairs Cloakroom, Spacious Lounge / Dining Room, Kitchen / Breakfast Room with the additional benefit of a separate Utility Room. The property enjoys are Large Rear Garden with Level Patio Area and is mainly laid to lawn enjoying wonderful views of the surrounding area. To the front there is a Driveway and a Double Garage providing Off-Steet Parking.

Enjoying a quiet and very popular location in this well-established residential area of Caterham Drive; a non-through road leading to the green belt of Coulsdon Common. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc. and the area offers a selection of schools for all ages including Keston Junior School and the Oasis Academy. Caterham Drive also benefits from a local 404 bus service to Caterham and Coulsdon Town. There is a wide choice of shops, stations and buses in Coulsdon Town. The property is well placed for ease of access to the M23 / M25 interchange at Hooley with London Gatwick Airport just two junctions along the M23 at junction 9.

- Detached House
- Four Bedrooms
- Spacious through Living / Dining Room
- Fitted Kitchen
- Separate Utility Room
- Downstairs Shower Room
- Additional Cloakroom
- Large Rear Garden
- Driveway & Double Garage
- Realistically Priced To Allow For Modernisation





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

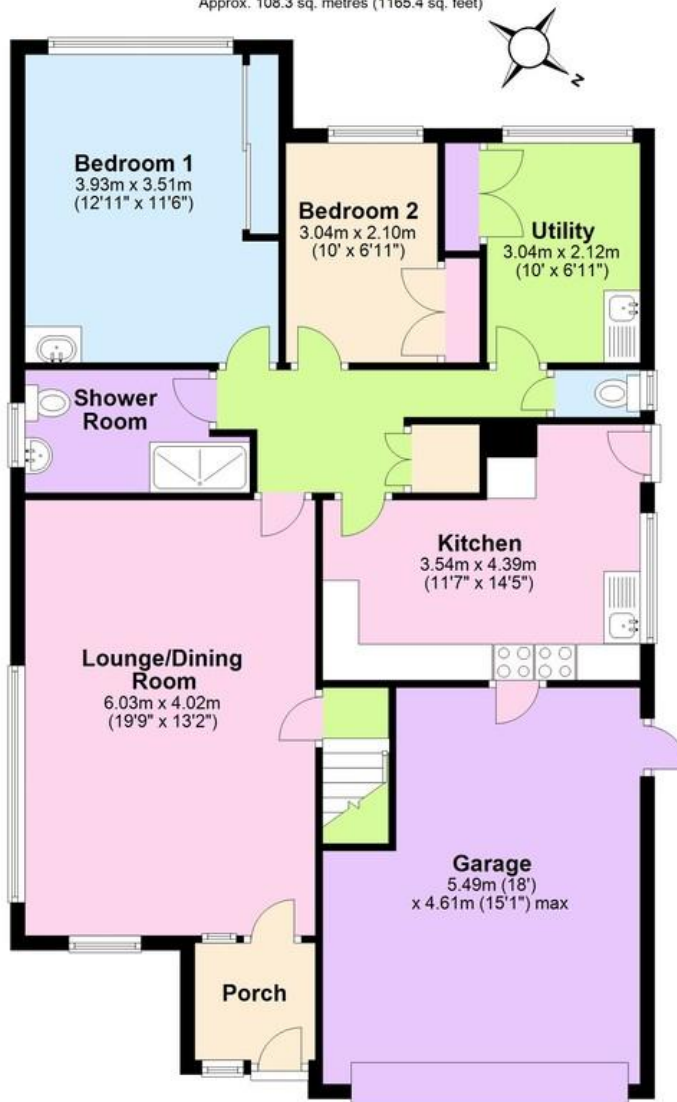
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



Ground Floor

Approx. 108.3 sq. metres (1165.4 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 132.9 sq. metres (1430.6 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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		