



3 Dobson Close,  
Coulston, CR5 3GR - Price £650,000

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



Situated within the popular Cane Hill Park development completed by Barratt Homes during 2019 is this stunning, well-presented ultra-modern family home arranged on three floors with far reaching views and with outstanding family accommodation throughout. Nearby Coulsdon town centre, offers a comprehensive range of facilities including good transport links with two mainline stations close by including Coulsdon South running fast and frequent services into London Victoria and London Bridge with the added benefit of a Thameslink service through to St Pancras. Coulsdon is surrounded by some delightful green belt countryside and is well placed for easy road access to the M23 / M25 motorways providing access to Gatwick, Heathrow and the south coast.

- Contemporary Semi-Detached Home
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Modern Kitchen
- Bright Living / Dining Room
- Level Rear Garden
- Driveway
- Popular Cane Hill Park Development
- Internal Viewing Highly Recommended





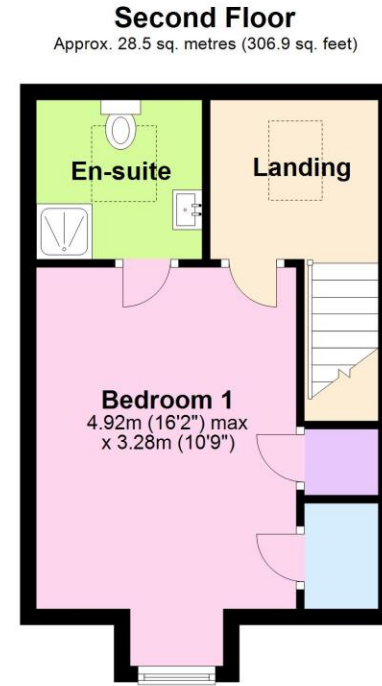
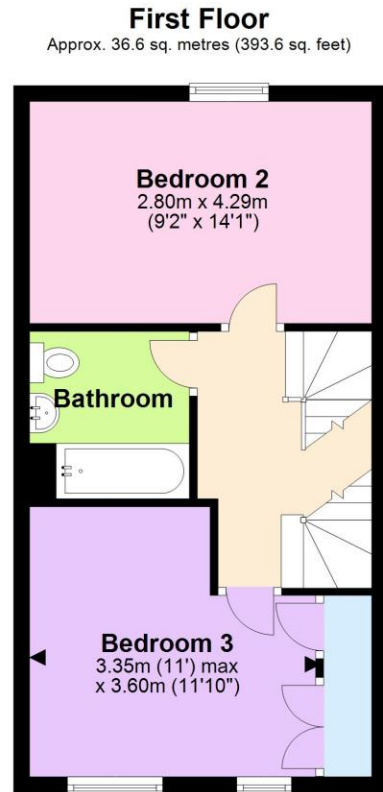
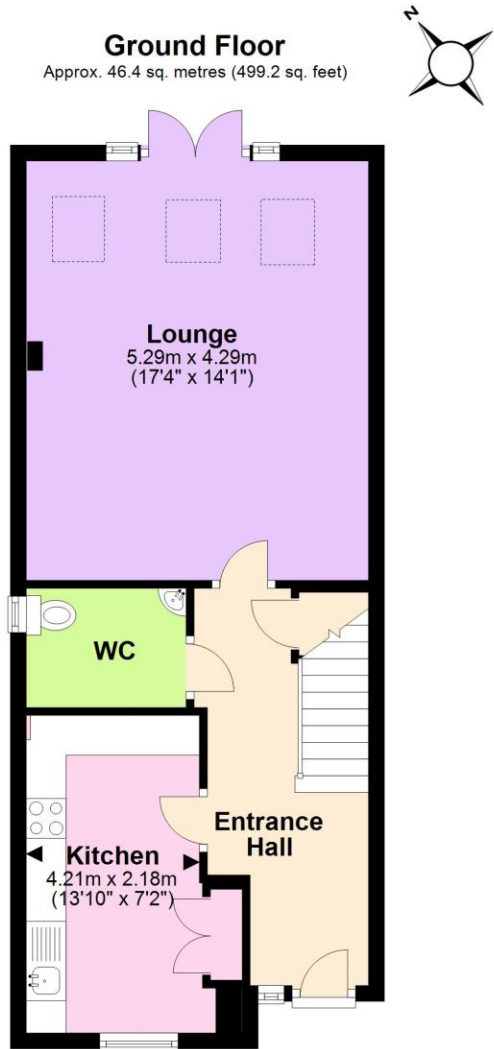


**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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. 111.5 sq. metres (1199.7 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	88   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		