



24 Caterham Drive,  
Coulston, CR5 1JE - Price £665,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

Internal viewing highly recommended on this well presented and deceptively spacious Four Bedroom Family Home. Quietly situated in this very popular non through road surrounded by greenbelt countryside. Old Coulsdon Village is within easy reach and the area offers a selection of local shops. There are Four Good size bedrooms, en-suite Shower Room, Family Bathroom, Spacious Living Room, fitted Kitchen, new Utility Room and Cloakroom, Level South West Facing Garden, Garage and Off Street Parking. Gas Central Heating and Double Glazed Windows.

- Viewing Highly Recommended
- Immaculately Presented Family Home
- Four Bedrooms
- Ensuite to Principle Bedroom
- Contemporary Family Bathroom
- Stunning Living Accommodation
- Modern Well-Fitted Kitchen
- Level Rear Garden & Decked Patio Area
- Off Street Parking
- Sought After Location





**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. 80.5 sq. metres (866.8 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 145.3 sq. metres (1564.1 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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