

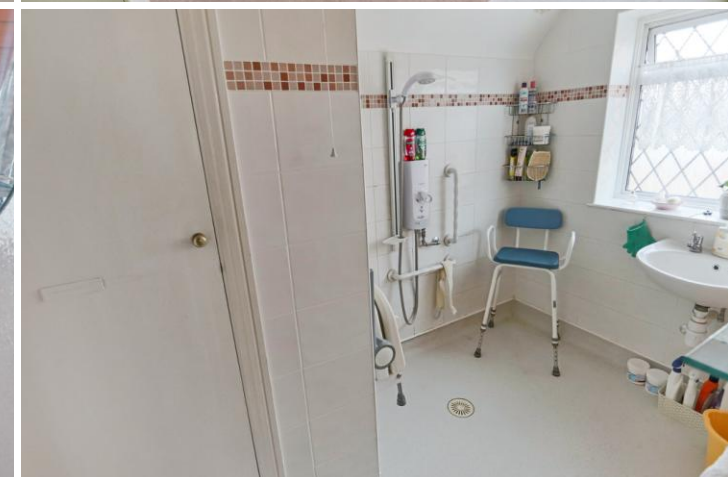


35 Carew Close,
Old Coulsdon, CR5 1QS Offers in Excess of £550,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Spacious three bedroom semi-detached house in a sought after location, comprising of porch, entrance hallway, through Lounge with patio doors opening out to an attractive garden, second reception, kitchen and cloakroom. Upstairs are three good size bedrooms, wet room and separate toilet. Outside is the garage and off street parking. Located a short distance from the sought-after Keston Primary School and is close to the picturesque village of Old Coulsdon offering excellent local amenities including shopping parade, local pub, choice of churches, library and Grange Park along with excellent transport links. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs & Coulsdon Common. Coulsdon town also offers comprehensive facilities and a choice of mainline stations offering fast services to London Bridge and London Victoria and is ideally placed for easy access to the M23/M25 motorways.

- Three Bedroom Semi-Detached House
- Kitchen
- Through Lounge
- Downstairs WC
- Upstairs Wet Room/separate WC
- Gas Central Heating
- Garage
- Off Street Parking
- Scope for further extension Subject to planning consent
- Quiet Cul-de-Sac 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.

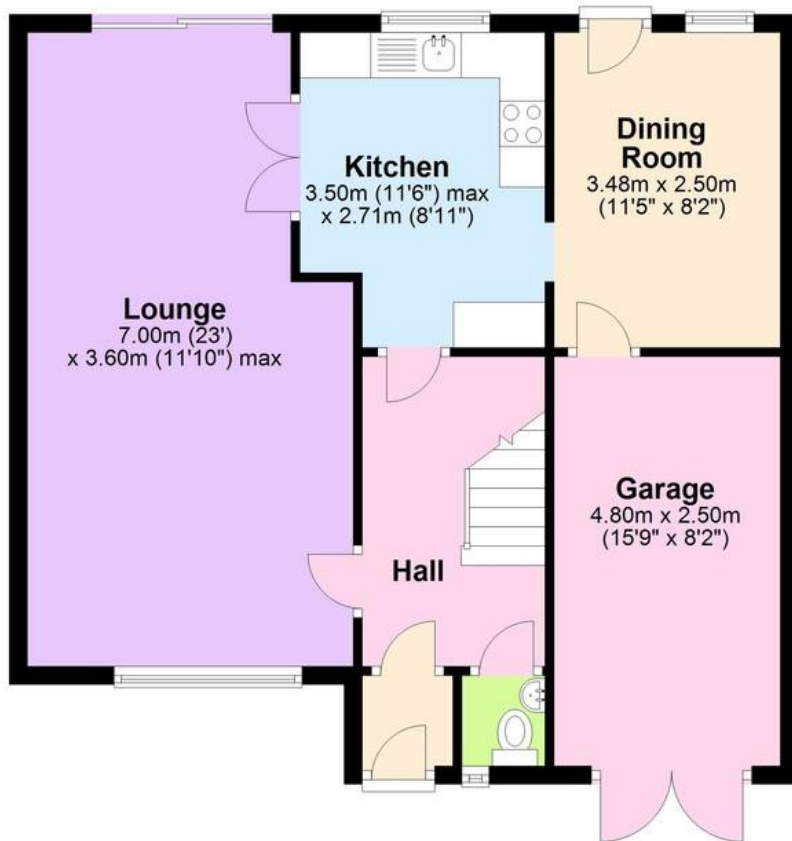
Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





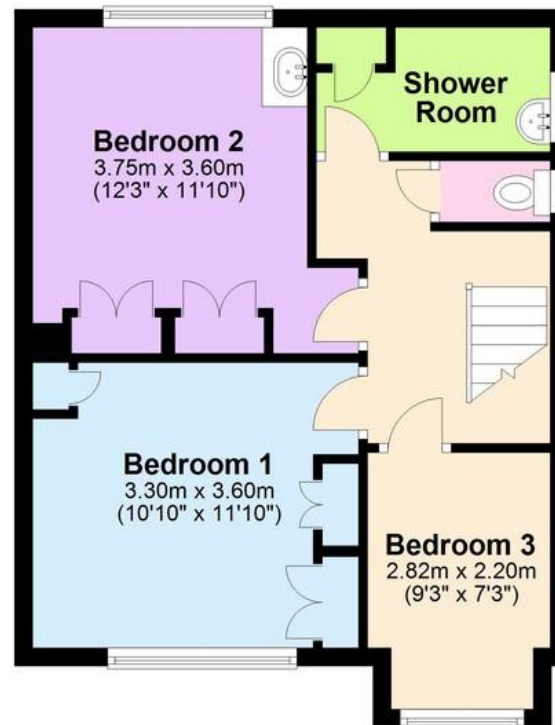
Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 105.3 sq. metres (1133.5 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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