



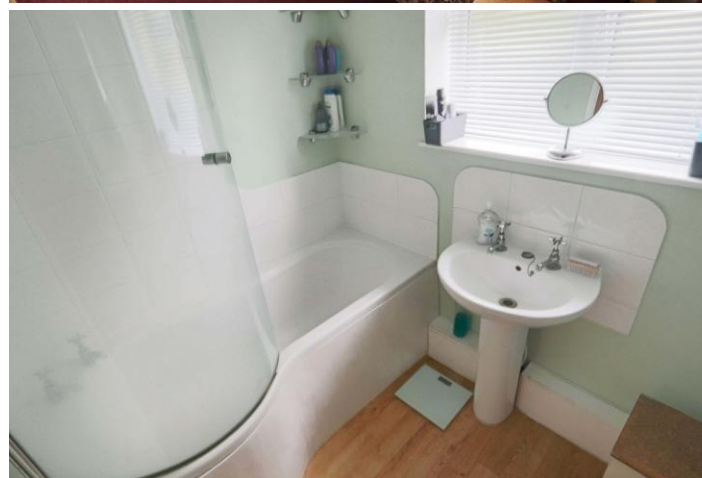
**9 Caterham Drive,
Old Coulsdon, CR5 1JN - Price £535,000**

JOHN BROWN & MARK YOULL
SALES & LETTINGS

This attractive three bedroom semi-detached family home, through lounge and dining room, well planned kitchen, family bathroom and extensive rear garden is located in popular well established cul-de-sac location leading to the green belt of Coulsdon Common.

Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc. The area offers a selection of schools for all ages. Caterham Drive also benefits from a local bus service to Caterham and Coulsdon. Coulsdon offers a good choice of shops, stations, buses etc and it is also well placed for easy access to the M23/M25

- Three Bedrooms
- Bathroom
- Separate WC
- Through Lounge/ Dining Room
- Kitchen
- Gas Central Heating
- Double Glazed Windows
- Large Gardens
- Drive Way Parking Leading To Garage
- Owners Are Suited





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

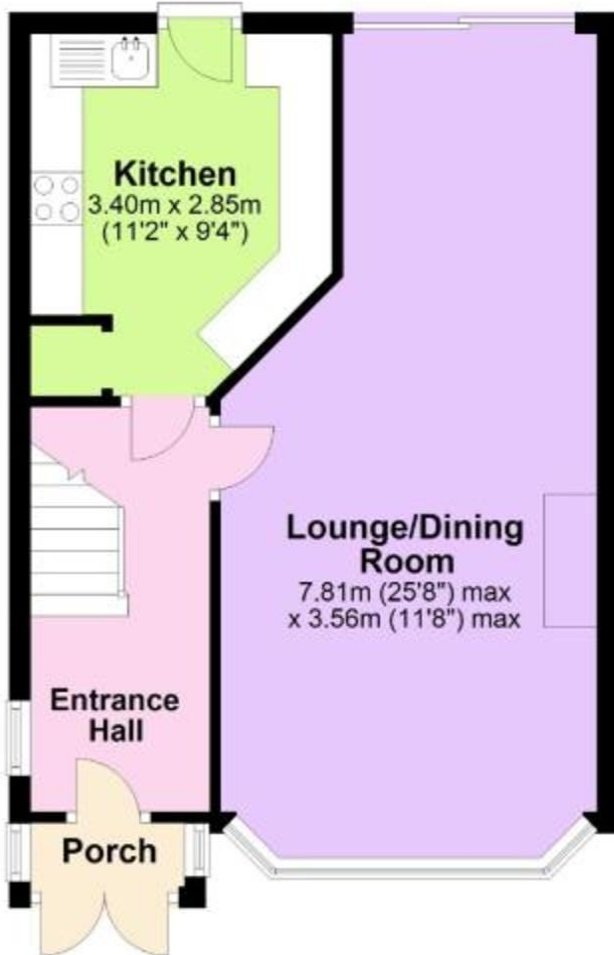
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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. 40.7 sq. metres (437.7 sq. feet)

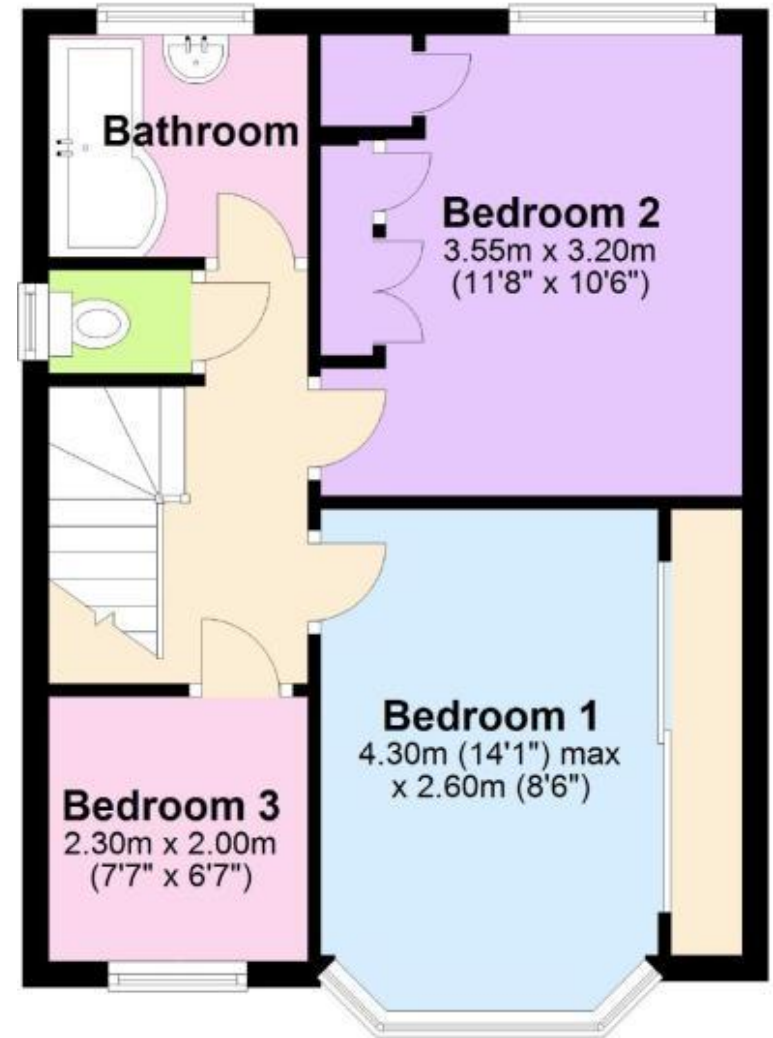


Total area: approx. 79.3 sq. metres (854.0 sq. feet)

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

First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Call us on **020 8668 5344 / 01737 551111**

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