



12 Barnfield Close,
Old Coulsdon, Surrey, CR5 1QR - Price £475,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

A well-presented THREE bedroom semi-detached property located in a quiet cul-de-sac comprising open plan lounge / dining room, modern style kitchen, modern bathroom, gardens to front and rear with garage and driveway for off street parking.

Enjoying a most pleasant position in this quiet cul-de-sac location being situated in a popular residential area being close to green belt land and within easy road access to Old Coulsdon village offering excellent local amenities including shopping parade, recreation ground, churches and library. The area offers a selection of schools for all ages including Keston Junior School and the Oasis Academy. Close -by the local 404 bus service runs to Caterham-on-the-Hill and Coulsdon Town. The property is well placed for ease of access to the M23 / M25 interchange at Hooley with London Gatwick Airport just one junction along the M23 at junction 9.

- Semi-Detached House
- Three Bedrooms
- Modern Family Bathroom
- Open Plan Lounge/Dining Room
- Bright Modern Kitchen
- Attractive Rear Gardens
- Patio Area
- Off Street Parking
- Garage
- 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.

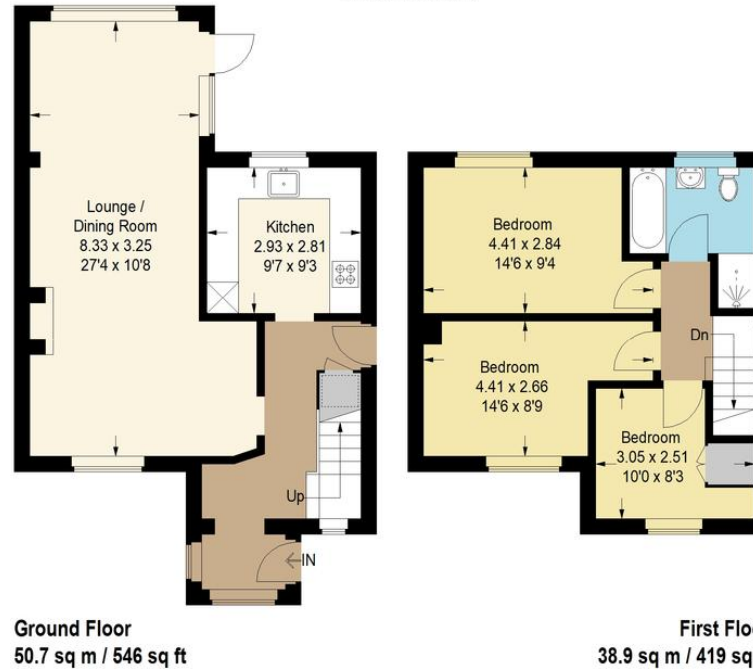
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property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



Barnfield Close, Old Coulsdon, CR5

Approximate Gross Internal Area
89.6 sq m / 964 sq ft



— = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID585242)



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