



29 Old Fox Close,
Caterham, Surrey, CR3 5QU - Price £485,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

With NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED HOUSE is situated in a LEVEL SEMI-RURAL CUL-DE-SAC LOCATION providing an OPEN PLAN LOUNGE / DINING ROOM * CONSERVATORY * KITCHEN * BATHROOM. The outside boasts well-established level gardens, with gated access directly to Coulsdon Common from the rear garden, INTEGRAL GARAGE and DRIVEWAY providing OFF STREET PARKING. Situated on COMPLETELY LEVEL ground just a stones' throw from the green open spaces of Coulsdon Common and Farthing Downs and a short walk from The Fox Public House. The property is conveniently placed for buses along the Coulsdon Road and only a short level walk from Lacey Green shops in one direction with the Tesco Store at Caterham on the Hill also being easily accessible in the other direction. The local area also offers a good selection of schools, nursery, recreational facilities and open countryside and is ideally placed for easy access to the M23 / M25 motorways.

- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Good-sized Lounge / Diner
- Conservatory
- Kitchen
- Bathroom
- Integral Garage & Off-Street Parking
- Level Gardens
- Semi-Rural 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.



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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		