



139 Caterham Drive,
Old Coulsdon, Surrey, CR5 1JG - Price £520,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

This spacious two-bedroom semi-detached bungalow is located in a convenient yet quiet location leading to the green belt of Coulsdon Common positioned on good sized plot. In addition to the two bedrooms the property benefits from a good-sized lounge and dining room, well-planned kitchen breakfast room, luxury shower room, level well maintained front garden with off street parking and access to garage tiered rear garden leading to woodland at the rear. Enjoying a quiet and very popular location in this well-established residential area - Caterham Drive is a non-through road leading to the green belt of Coulsdon Common. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc. and the area offers a selection of schools for all ages including Keston Primary School and the Oasis Academy. Caterham Drive also benefits from a local 404 bus service to Caterham and Coulsdon Town.

- Entrance Porch
- Entrance Hall
- Lounge/ Dining Room
- Kitchen Breakfast Room
- Luxury Shower Room
- Two Bedrooms
- Garage
- Off Street Parking
- Gas Central Heating
- Double Glazed Windows





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.

Caterham Drive, Old Coulsdon, CR5

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID715057)



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		