



8 Benham Close,  
Old Coulsdon, Surrey, CR5 1JB - Price £450,000

**JOHN BROWN**  **MARK YOULL**

SALES & LETTINGS

A THREE-BEDROOM SEMI-DETACHED HOUSE IN QUIET CUL-DE-SAC ENJOYING SUPERB VIEWS ACROSS THE SURROUNDING AREA comprising bathroom, lounge / dining room, kitchen, utility room and downstairs cloakroom. A particular feature of the property is the LARGE GARDEN WITH DETACHED SUMMERHOUSE – ideal for use as a home office. Features also include garage, replacement double glazed windows and gas central heating. Enjoying a quiet location in this small cul-de-sac being on elevated ground with FINE VIEWS ACROSS THE SURROUNDING AREA with access to the green belt of Coulsdon Common close-by. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches and library. The area offers a selection of schools for all ages including the popular and well respected KESTON SCHOOL for primary education and the currently well-performing OASIS ACADEMY for secondary education. There are a good choice of shops, stations and buses in Coulsdon Town with the local 404 hopper bus stopping just around the corner. The property is well placed for ease of access to the M23 / M25 with London Gatwick Airport just one junction along the M23.

- 1950's Semi-Detached House
- Superb Views
- Quiet Cul-de-Sac Location
- Three Bedrooms
- Lounge / Dining Room
- Bathroom
- Kitchen
- Utility Room
- Downstairs Cloakroom
- Garage En-bloc





**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.



# Benham Close, Old Coulsdon, CR5

Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

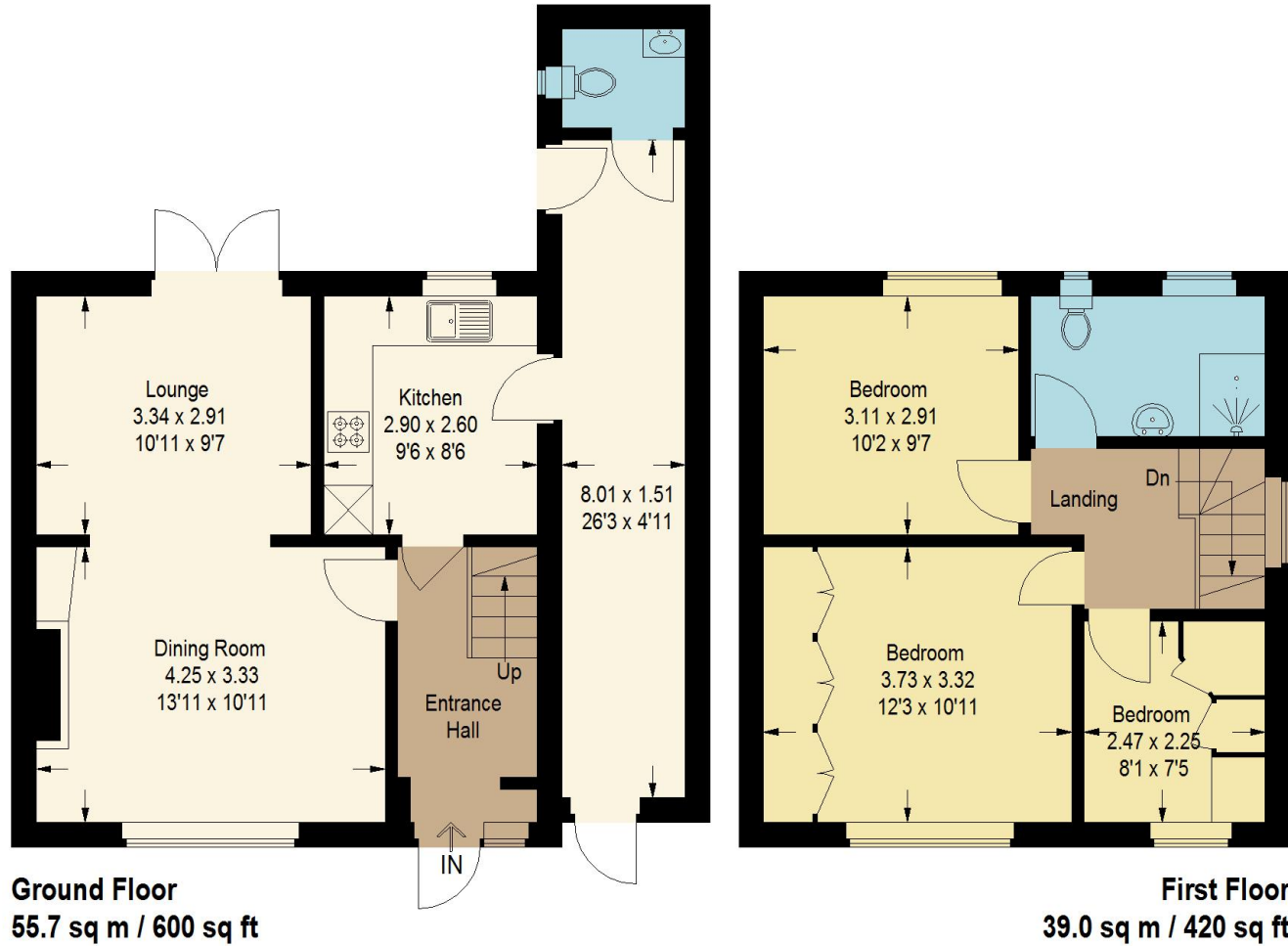


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID715059)



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