

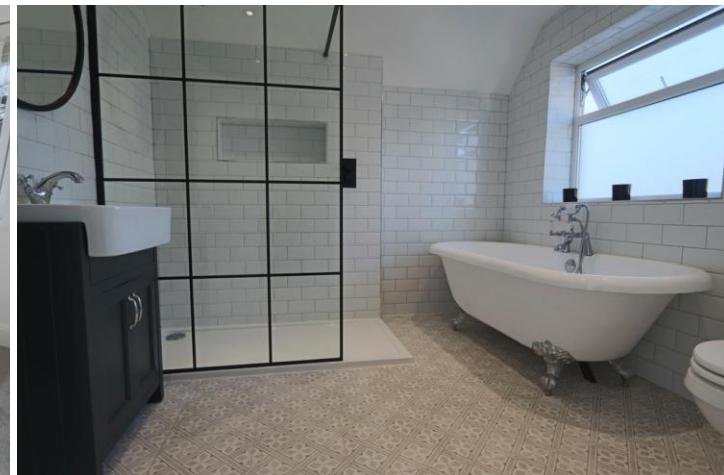


7 Carew Close,
Old Coulsdon, CR5 1QS - Price £675,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

Situated in a quiet cul-de-sac location this superbly presented THREE BEDROOM semi-detached house has been refurbished throughout to an exacting standard by the current vendors boasting an ultra-modern fitted kitchen set in open plan living accommodation with bi-fold doors leading onto a secluded landscaped level rear garden with patio area and superb views. The property also benefits from a contemporary family bathroom, separate lounge and downstairs cloakroom. To the outside a driveway provides off street parking and leads to a detached garage through double gates. Located a short distance from the sought-after Keston Primary School and is close to the picturesque village of Old Coulsdon offering excellent local amenities including shopping parade, local pub, choice of churches, library and Grange Park along with excellent transport links. Old Coulsdon is surrounded by some delightful green belt countryside including Farthing Downs & Coulsdon Common. Coulsdon town also offers comprehensive facilities and a choice of mainline stations offering fast services to London Bridge and London Victoria and is ideally placed for easy access to the M23/M25 motorways.

- Viewing Strongly Recommended
- Completely Refurbished Family Home
- Contemporary Look and Feel Throughout
- Spacious Open Plan Living
Accommodation
- Separate Lounge
- Well-Fitted Kitchen
- Modern Bathroom & Downstairs
Cloakroom
- Landscaped Rear Garden with Patio
- Driveway with Off Street Parking
- Detached Garage





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.



Carew Close, Old Coulsdon, CR5

Total Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft

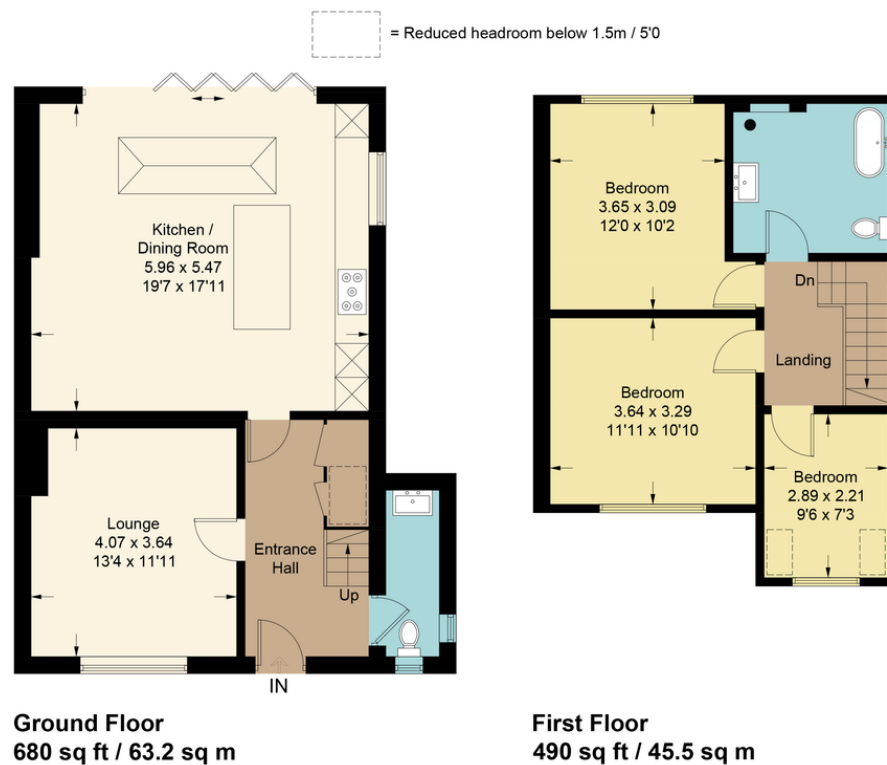


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID735446)



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

105 Coulsdon Road, Old Coulsdon, Surrey, CR5 1EH

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		