



70 Caterham Drive,  
Old Coulsdon, CR5 1JH - Price £525,000

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

SALES & LETTINGS

A Well Proportioned Three Bedroom Semi- Detached House situated in this popular non through. The Property benefits from a LARGE SOUTH WEST FACING GARDEN. The front of the property enjoys a Driveway providing Off-Street Parking for Three cars. Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc and the area is surrounded by Farthing Downs, Coulsdon & Kenley Commons.

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. Features include GAS CENTRAL HEATING and DOUBLE

- Semi-Detached House
- Three bedrooms
- Kitchen
- Through Lounge/Dining Room
- Bathroom
- Gas Central Heating
- Large South Facing Garden
- Garage
- Off Street Parking
- No Onward Chain





**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

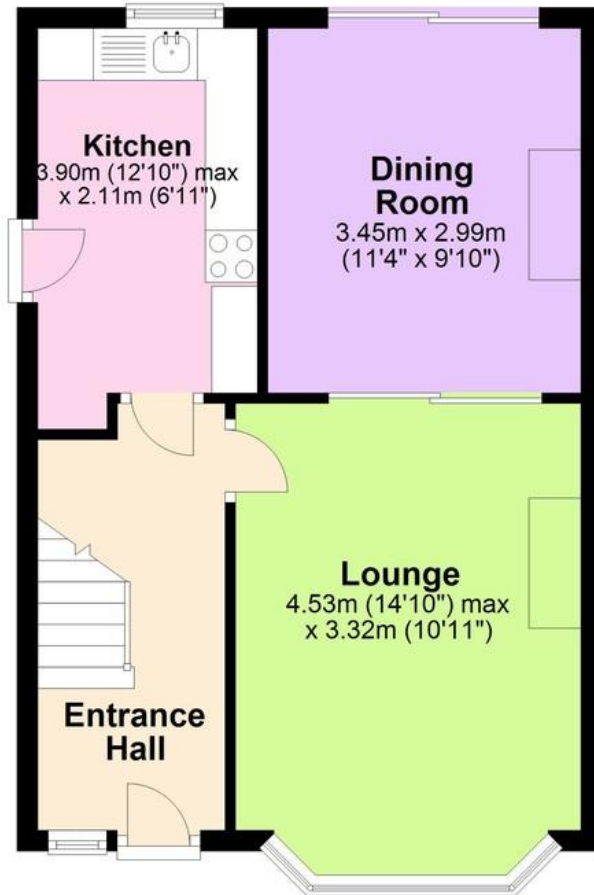
**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the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



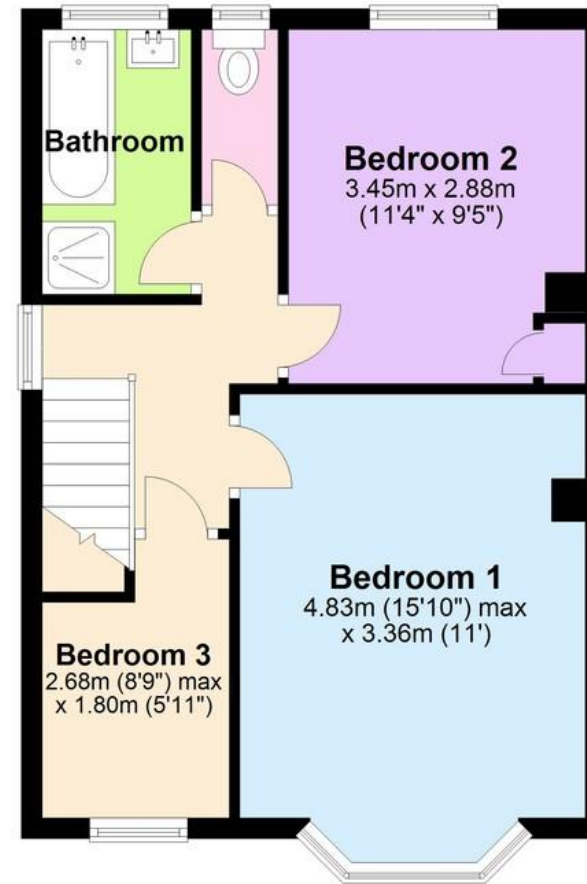
## Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



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

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