



25 Old Fox Close,  
Caterham, CR3 5QU - Price £500,000

**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 \* KITCHEN \* SHOWER ROOM. The outside boasts well-established level gardens, with gated access directly to Coulsdon Common from the rear garden, GARAGE and DRIVEWAY providing OFF STREET PARKING. Situated on 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.

- Surrounded By Semi-Rural Areas
- Situated In Quiet Cul de Sac
- Semi-Detached Family Home
- Three Bedrooms
- Driveway with a Garage
- Good-sized Lounge / Diner
- Level Gardens
- No Onward Chain
- Sought After Location
- Shower Room





**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.

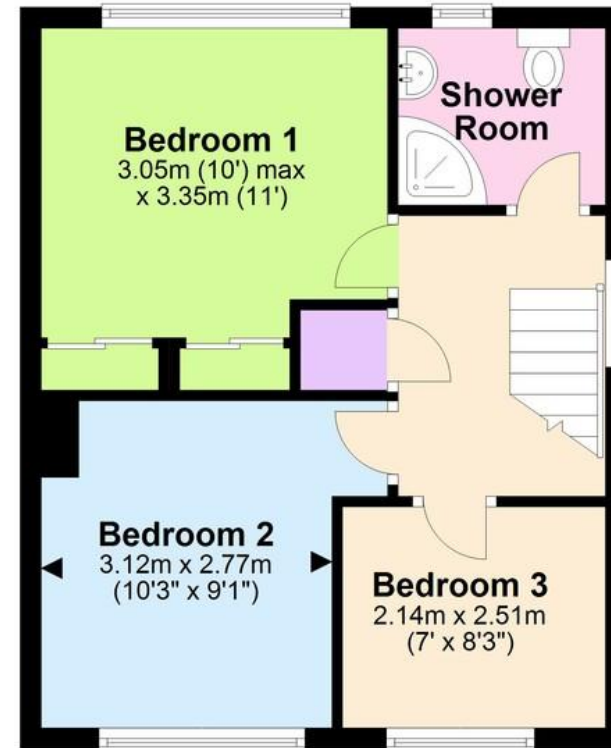
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.



**Ground Floor**  
Approx. 37.9 sq. metres (407.5 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 73.7 sq. metres (793.1 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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