



36 Carew Close,
Coulson, CR5 1QS - Price £635,000

JOHN BROWN  **MARK YOULL**
SALES & LETTINGS

An attractive and superbly presented semi - detached family home in sought after Cul - de - sac. Quiet location with large level garden. Off street parking for 2-3 cars. Gas central heating, Double Glazing. 3 Bedrooms, Re - fitted Bathroom. Large fitted kitchen/Family room. Well placed for choice of schools, walking distance to green belt countryside and conveniently located for easy access to the M23/25 motorways and main line stations to London.

- Immaculate Decorative Condition
- Gas Central Heating
- Double Glazed Throughout
- Large Fitted Kitchen/Family Room
- Spacious Lounge/Dining Room
- Off Street Parking
- Large Level Garden
- 3 Bedrooms
- Attractive Bathroom
- Easily Adapted to 4 Bedrooms





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. 67.5 sq. metres (726.6 sq. feet)



**Kitchen/
Family
Room**
8.22m (27') max
x 5.66m (18'7") max

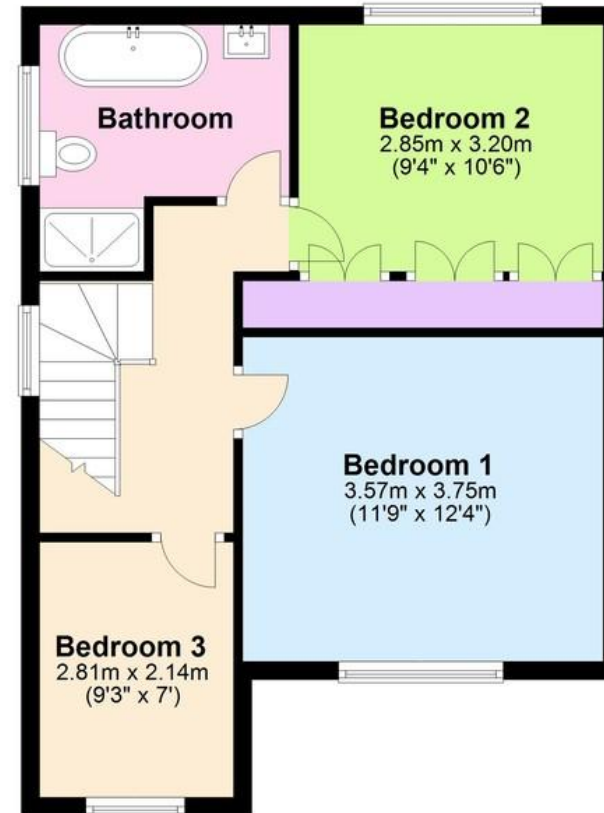
Lounge
7.14m (23'5")
x 3.78m (12'5") max

Hall

Porch

First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Bathroom

Bedroom 2
2.85m x 3.20m
(9'4" x 10'6")

Bedroom 1
3.57m x 3.75m
(11'9" x 12'4")

Bedroom 3
2.81m x 2.14m
(9'3" x 7')

Total area: approx. 113.2 sq. metres (1218.6 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**

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

Email: info@johnbrownmarkyoull.co.uk

www.johnbrownmarkyoull.co.uk

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