



31 Caterham Drive,  
Coulsdon, CR5 1JP - Price £600,000

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

SALES & LETTINGS



We are delighted to offer, for sale, this four bedroom semi detached home presented in excellent condition being situated in a convenient but well established no through road location leading to the green belt of Coulsdon Common. Benefits include; spacious through lounge/dining room, well appointed kitchen breakfast room, utility room, four bedrooms, two bathroom/shower room facilities. There is a wide street driveway providing ample off street parking. The attractive garden has a wonderful outdoor dining area including a brick BBQ & clay oven. Viewing highly recommended.

- Four bedrooms
- Spacious Lounge/ Dining Room
- Bathroom and a shower room
- Excellent Decorative Condition
- Kitchen/Breakfast Room
- Double Glazing
- Gas Central Heating
- Utility Room
- Driveway & Garage
- Cul-de-Sac location







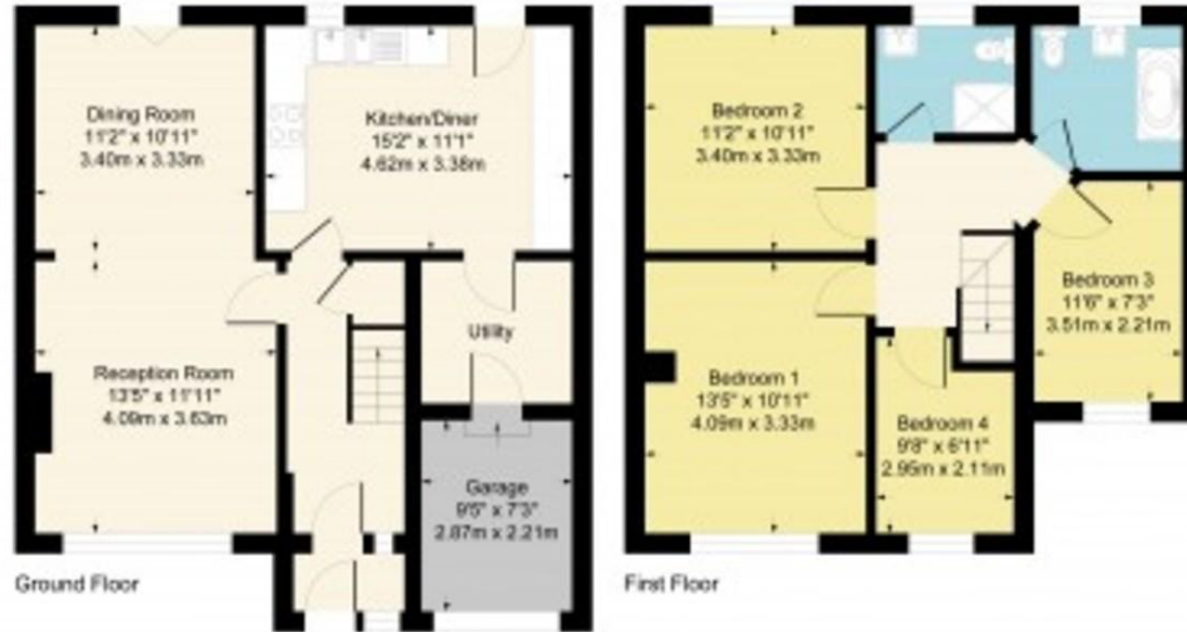
**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**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.



Approximate Gross Internal Area  
1326 sq ft - 123 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not in scale.  
Measured in accordance with RICS Standards.



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

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