

BOND & SHERWILL



Caterham Drive

Guide-Price: £500,000 - £525,000

Located on a popular residential road in Old Coulsdon, this three-bedroom semi-detached property comes to the market with potential to extend subject to planning permission and is perfect for anyone who enjoys woodland walks.

Internally, the property includes a good-size dual-aspect through lounge, two good-size bedrooms and one further bedroom, kitchen and bathroom with a separate W.C. Additionally the property benefits from gas central heating and double-glazing throughout.

Externally, the property features off-street parking for multiple cars, good-size tiered rear garden and garage. There is also potential to extend subject to planning permission.

Caterham Drive backs onto woodland and is located within good proximity to the popular and idyllic Coulsdon Common, with plenty of additional local woodland, greenery and open spaces including the Farthing Downs, Happy Valley, Grange Park and Coulsdon Memorial Park in addition to beautiful Surrey Countryside.

There are a number of golf courses in the local vicinity including Coulsdon Manor, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs. Numerous exclusive gyms are also located across the wider Croydon and Surrey area.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Entrance Hall

The entrance hall includes a double-glazed window, under-stairs storage cupboard, stairs ascending to first floor, light and radiator



Lounge/Diner

The lounge/diner is dual aspect and includes a feature four-casement double-glazed bay window, fireplace with log burner, glass-panel double-glazed sliding doors, side-lights, two lights and two radiators.



Kitchen

The kitchen includes a range of wall and base units with work surface area, one and a half sink with drainer, four-ring gas hob with a concealed extractor hood, electric oven with grill, glass-panel double-glazed door leading to the rear garden, storage cupboard, space for washing machine, space for free-standing fridge/freezer, dual-casement double-glazed window and light.

Landing

The landing includes a single-casement double-glazed window, loft hatch and light.



Master Bedroom

The master bedroom includes an integrated wardrobe with sliding doors, four-casement double-glazed bay window, light and radiator.

Bedroom Two

Bedroom two includes a triple-casement double-glazed window, multiple integrated wardrobes, light and radiator.



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Bedroom Three

Bedroom three includes a dual-casement double-glazed window, light and radiator.



Bathroom

The bathroom includes a panel-enclosed bath with an electric shower, pedestal wash hand basin, dual-casement double-glazed opaque window, part-tiled walls, towel radiator and light.



WC

The W.C. includes a low-level W.C with dual-flush, single-casement double-glazed opaque window and light.

Rear Garden

The rear garden is mostly laid-to-lawn and is separated over several tiers with two patio areas, fish pond, shed, greenhouse, side access to the front of the property and a range of trees, shrubs and flower borders.

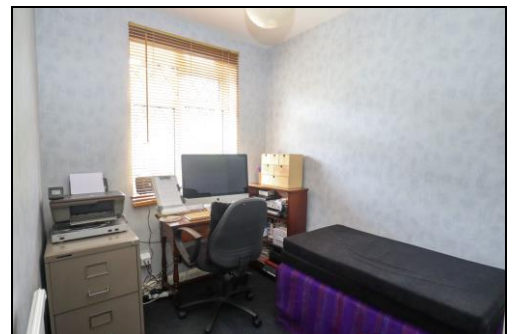


Garage

The garage includes an up-and-over door and door leading to the rear garden.

Front Garden

The front garden is partially laid-to-lawn with a shrub border and a good-size gravel driveway.



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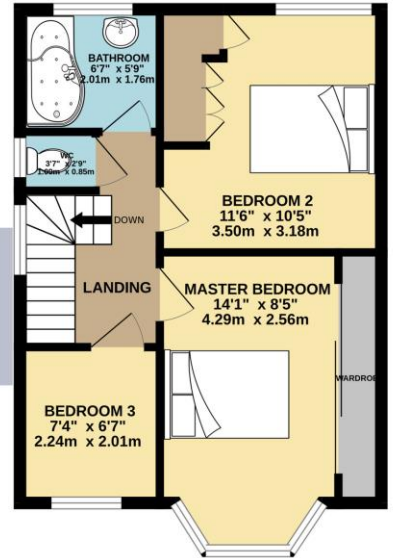
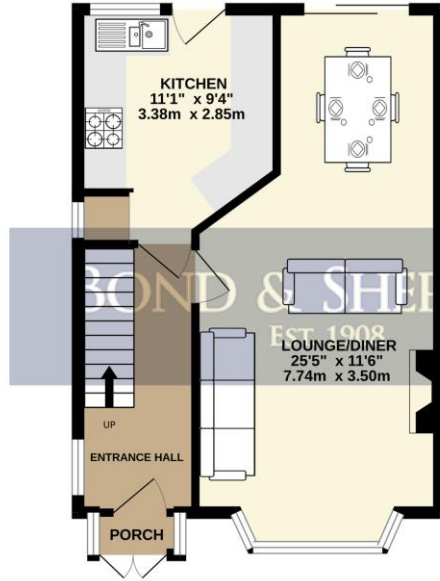
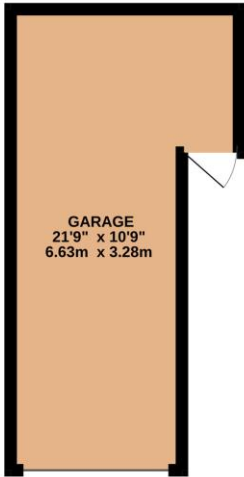
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GARAGE
194 sq.ft. (18.0 sq.m.) approx.

GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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