



32 Coldstream Road, Caterham, Surrey, CR3 5ZA

Pollard Machin

estate agents since 1885

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Coldstream Road
Caterham
Surrey CR3 5ZA

Guide Price £260,000

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A spacious two-bedroom ground floor flat in the heart of Caterham, offered to the market with no onward chain and allocated parking. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. EPC Rating C. Council Tax Band D.

Situated on Coldstream Road within a popular modern development, this generously sized apartment (approx. 835 sq ft / 77.6 sq m) provides bright, well-planned accommodation and an exceptionally convenient location—ideal for first-time buyers, downsizers or investors.

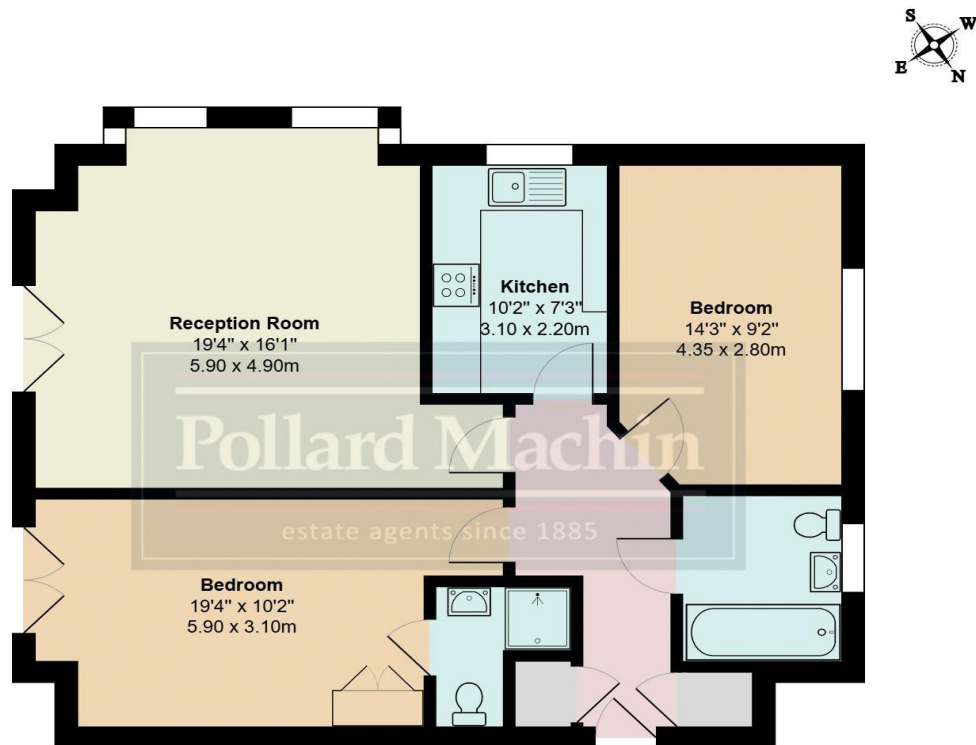
Property Features

- Large Reception Room (19'4" x 16'1") A superb, dual-aspect living and dining space with excellent natural light and plenty of room for both lounging and entertaining. The generous floor area allows flexible furniture arrangement.
 - Separate Fitted Kitchen Well-designed with ample storage, worktops and integrated appliances. Positioned just off the reception room for easy day-to-day living.
 - Two Double Bedrooms
- Primary Bedroom: 19'4" x 10'2", a remarkably spacious room with room for large wardrobes.
- Second Bedroom: 14'3" x 9'2", ideal as a guest room, home office or nursery.
- Family Bathroom & Additional En suite A full bathroom suite plus a separate en suite—rare in flats of this size and perfect for when guests stay.
 - Ground Floor Convenience Easy access with no stairs, ideal for those seeking long-term accessibility.

Coldstream Road forms part of a modern, well-maintained residential development that benefits from landscaped communal areas and a peaceful setting, while still being close to everything Caterham offers.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Ground Floor

Coldstream Road, Caterham CR3
Approx. Gross Internal Area 835.3sq ft / 77.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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