



**259 Stafford Road**  
Caterham, CR3 6NL

**Guide Price £485,000**



## 259 Stafford Road Caterham, CR3 6NL

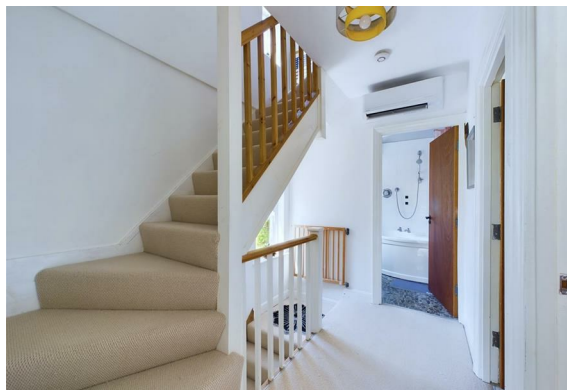
An extended 4-bedroom semi-detached house located on an elevated plot with beautifully landscaped front and rear gardens, offering panoramic views over Caterham Valley from tiered seating and BBQ areas. Conveniently situated close to Caterham town centre, which boasts a selection of shops, restaurants, and a railway station with services into Central London.

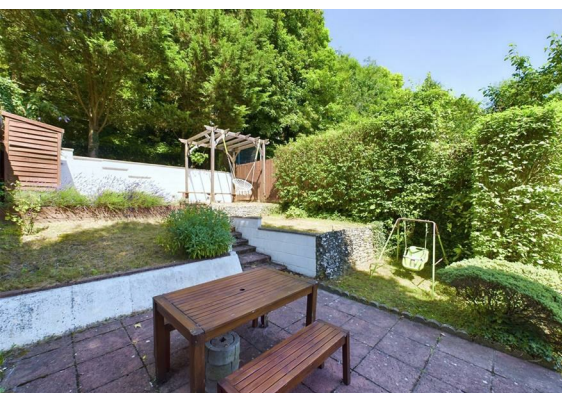
Upon entering, you are welcomed by a spacious entrance hall leading to two reception rooms, perfect for both relaxing and entertaining. The kitchen is well-appointed, and the lean-to provides side access and an additional utility space with plumbing for a washing machine. The thoughtful layout ensures ample natural light and a seamless flow throughout the living spaces.

Upstairs, the first floor features two generously sized double bedrooms and a single bedroom currently used as an office. The family bathroom is well-maintained, and this floor is equipped with air conditioning, ensuring comfort during warmer days. The current owners have extended into the loft, creating an impressive master bedroom with ample storage and a separate shower room, providing a private and luxurious retreat.

Outside, the tiered gardens are a true highlight, thoughtfully designed to offer various seating areas that make the most of the stunning valley views. The garden is perfect for outdoor entertaining and relaxation, with dedicated BBQ areas and beautifully planted borders enhancing the tranquil setting.

This property combines comfort and convenience with its prime location and thoughtfully designed living spaces, making it an ideal family home.





Entrance Hall  
16'0" x 5'5" (4.9m x 1.67m)

Living Room  
14'0" x 11'5" (4.29m x 3.48m)

Dining Room  
11'11" x 10'1" (3.64m x 3.08m)

Kitchen  
13'6" x 6'8" (4.13m x 2.04m)

Lean to  
23'1" x 5'4" (7.06m x 1.63m)

Landing  
8'11" x 3'10" (2.73m x 1.18m)

Bedroom  
11'6" x 10'2" (3.53m x 3.12m)

Bedroom  
12'0" x 9'1" (3.68m x 2.79m)

Bedroom  
8'0" x 6'9" (2.45m x 2.07m)

Bathroom  
6'3" x 6'8" (1.92m x 2.05m)

Landing  
2'9" x 4'5" (0.84m x 1.36m)

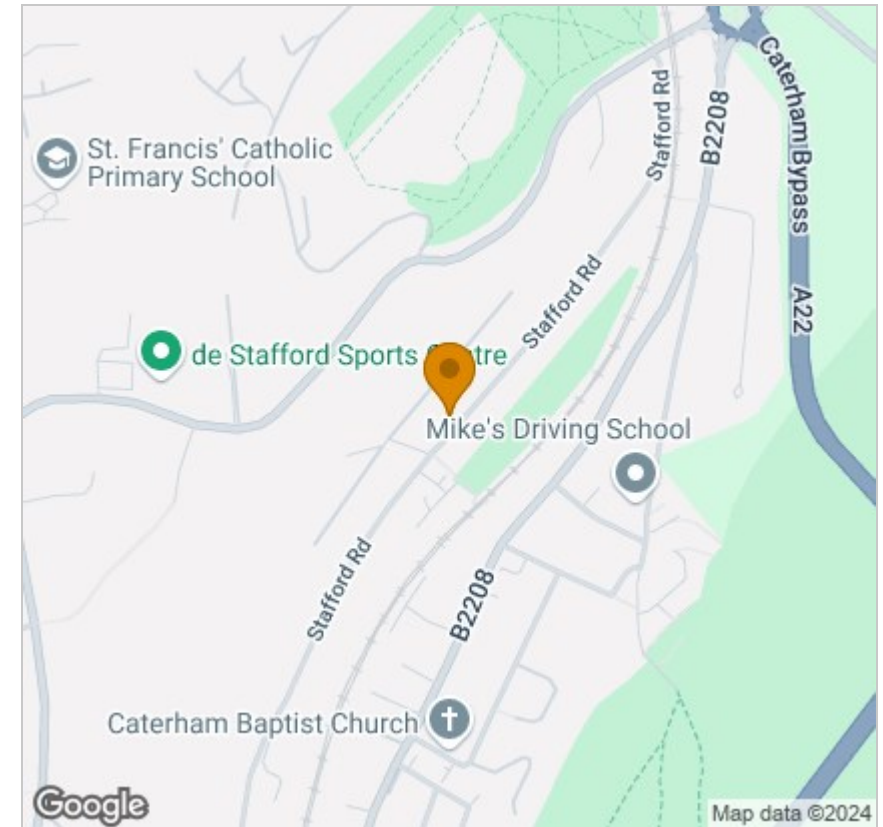
Bedroom  
20'11" x 9'11" (6.38m x 3.04m)

Shower Room  
6'4" x 5'11" (1.94m x 1.82m)

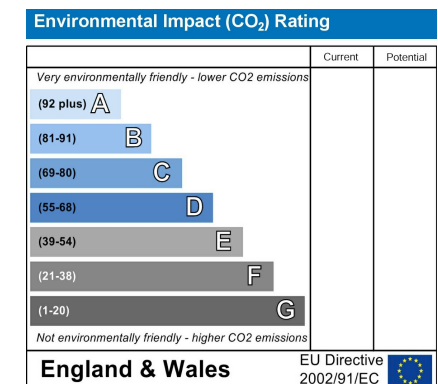
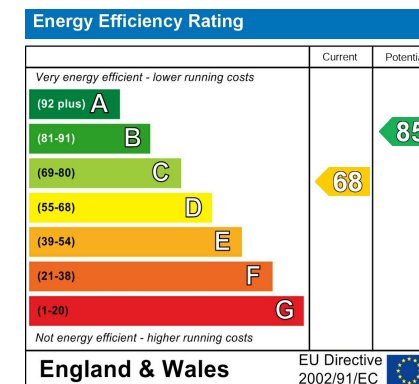
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: sales@danieladamsestateagents.co.uk  
www.danieladamsestateagents.co.uk