



***LARGE THREE DOUBLE BEDROOM FAMILY HOME* *15' 6" x 15' 6" (4.73m x 4.72m) KITCHEN*
 USEFUL FAMILY ROOM & LARGE CONSERVATORY *11' 6" x 15' 5" (3.50m x 4.70m) FIRST FLOOR LOUNGE
 WITH LARGE COVERED BALCONY* *11' 5" x 13' 0" (3.49m x 3.96m) BEDROOM ONE WITH EN-SUITE SHOWER
 ROOM* *LANDSCAPED REAR GARDEN AND A GARAGE, IMMACULATELY PRESENTED THROUGHOUT!***

A THREE DOUBLE BEDROOM FAMILY HOME WITH TWO RECEPTION ROOMS PLUS A CONSERVATORY. The house has great size accommodation over three floors and is located within the popular Village Development in Caterham. There is a large Kitchen/Breakfast Room with a Family Room open plan to the Kitchen and a first floor Lounge with a delightful covered front facing Balcony. There is a double Bedroom on the first floor with a modern fitted Bathroom, the Master Bedroom with En-suite and second Bedroom are on the second floor. Outside there is a secluded Landscaped Garden, allocated parking space and a Garage.

DECEPTIVELY LARGE PROPERTY IN A GREAT LOCATION!

**Stirling Drive, The Village, Caterham, Surrey CR3 5GB
 ASKING PRICE: £565,000 FREEHOLD**



DIRECTIONS

From the junction of Chaldon Road and Coulsdon Road proceed along Coulsdon Road, at the traffic lights turn left into the Village and then first right into Coldstream Road adjacent to The Village Green. Turn right into Stirling Drive, the house is on the right hand side towards the end of the road.

LOCATION

Designed by Linden Homes from a former barracks, The Village Development has many useful amenities in the immediate area. Within The Village there is a Tesco Supermarket, Doctors Surgery, Pharmacy and a Health Club with Gym and Indoor Pool, 'The Arc' a Family Community Centre as well as a Childrens Nursery next to the Village Green. There is also access onto greenbelt countryside to the rear of the development with views towards Chaldon and the Surrey National Golf Course.

Caterham has a good choice of Schools from Nursery levels to Secondary Education in the public and private sectors as well as good transport links to the north and south of the town. Caterham has a good selection of local and High Street shops, restaurants, a Sports Centre at De Stafford School and a railway station in Caterham Valley with services into Central London and Croydon. Local bus services also run on the Coulsdon Road into Caterham Valley and towards Coulsdon in the opposite direction.

A GREAT PLACE TO LIVE WITH EASY ACCESS TO TOWN AND GREENBELT COUNTRYSIDE.

ACCOMMODATION ENTRANCE HALLWAY

Part glazed and panelled front door to the Entrance Hallway, sunken doormat, tiled flooring, coved ceiling and double radiator. Useful built in storage cupboard, return staircase to the first floor landing, door to the Kitchen/Breakfast Room.

CLOAKROOM

Modern white suite comprising of a low flush WC and a pedestal wash hand basin, tiled flooring and extractor fan.

KITCHEN/BREAKFAST ROOM 15' 6" x 15' 6" (4.73m x 4.72m)

A large Kitchen with a double glazed window to the rear and double glazed french doors leading to a Conservatory, inset spotlighting to the ceiling. Range of modern wall and base units with granite worktops, one and a half bowl sink unit with mixer taps and cupboards under, built in NEFF gas hob with an extractor fan and a built in electric oven and grill. Built in BOSCH washing machine and a built in dishwasher. There is a large walk-in storage cupboard, tiled surrounds and flooring, double radiator, concertina folding doors lead to a Family Room.

CONSERVATORY 10' 7" x 12' 10" (3.23m x 3.90m)

Double glazed windows throughout with a double glazed roof, tiled flooring.

FAMILY ROOM 13' 8" x 8' 0" (4.17m x 2.45m)

Double glazed window to the front, coved ceiling with inset spotlighting, TV point and double radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Return staircase to the second floor landing, airing cupboard with a hot water tank and shelving.

FIRST FLOOR LOUNGE 11' 6" x 15' 5" (3.50m x 4.70m)

Two sets of double glazed french doors leading to a covered Balcony, coved ceiling, four wall light points, TV point and two double radiators.

BALCONY 4' 7" x 14' 4" (1.40m x 4.36m)

An ideal open space to relax in the warmer months, covered Balcony with an outside light.

BEDROOM THREE 10' 9" x 15' 5" (3.27m x 4.70m) *Maximum - L'shaped Room*

Double glazed window to the rear, coved ceiling and double radiator.



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BATHROOM 6' 9" x 5' 7" (2.06m x 1.69m)

Modern white suite comprising of a panelled bath with a mixer tap, pedestal wash hand basin and a low flush WC, half tiled surrounds and tiled flooring, radiator and extractor fan.

SECOND FLOOR ACCOMMODATION

LANDING

Access to the loft and the Master Bedroom and second Bedroom.

MASTER BEDROOM 11' 5" x 13' 0" (3.49m x 3.96m)

Double glazed window to the front aspect, two built in double wardrobes to one wall, double radiator, door to:

EN-SUITE SHOWER ROOM 4' 9" x 5' 5" (1.45m x 1.65m)

Modern white suite with a double size shower cubicle with a mixer shower fitment, pedestal wash hand basin and a low flush WC, tiled surrounds, radiator and extractor fan.

BEDROOM TWO 12' 8" x 15' 6" (3.87m x 4.72m)

Maximum measurements - L'shaped Room

Double glazed window to the rear, L'shaped room with a coved ceiling, TV point and double radiator.

OUTSIDE

DRIVEWAY

There is a brick blocked driveway at the front of the house with space for one vehicle.

GARAGE

A single Garage with an up and over door is to the rear of the property accessed via a pathway from the rear Garden. Vehicle access is via Anzio Gardens which is nearby.

GARDENS

There is an area of front Garden which is maintained by the Village Association and is paid for via the Village Association Fee. The Rear Garden has been landscaped and has a paved patio area, a circular lawn and a path leading to the rear of the garden, a gate leads to the Garage Block where there is a single Garage.



FLOORPLAN



Approximate total area⁽¹⁾

130.13 m²
1400.73 ft²

Balconies and terraces

6.05 m²
65.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

VILLAGE ASSOCIATION FEE

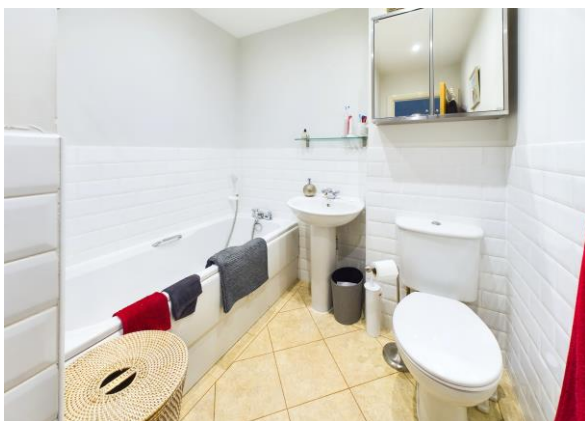
A Village Association Fee is payable, the vendor currently pays £109.29 pcm. This pays for the maintenance of the green areas on The Village; the Village Green, Communal Gardens and all front Gardens of the properties. This also covers the employment of a 24 hour security system which includes a Security Guard who has an office by the Village Green.

COUNCIL TAX

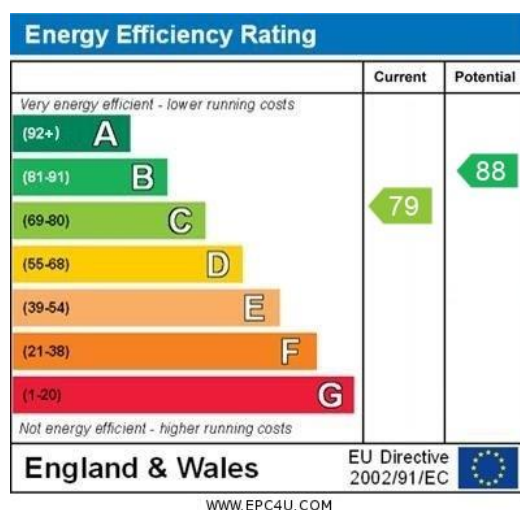
The current Council Tax Band is 'F', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

7/2/2025





ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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