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FOUR BEDROOMS, TWO RECEPTION ROOMS* *LARGE KITCHEN/DINING ROOM/RECEPTION

FOURTH BEDROOM WITH A USEFUL ADDITIONAL ROOM/HOME OFFICE

SEPARATE UTILITY ROOM AND INTEGRAL GARAGE* *GREAT LOCATION FOR ACCESS TO SCHOOLS AND PROTECTED COUNTRYSIDE* *A VERSATILE FAMILY HOME WITH NO ONWARD CHAIN!

A DECEPTIVELY LARGE FOUR BEDROOM FAMILY HOME located in a popular residential road on the edge of protected woodland countryside. The house has been extended to provide a fabulous rear Reception Room combined with the Kitchen. The fourth Bedroom with a further multi-purpose room with shower is on the Ground Floor. There are three good size Bedrooms and a modern Bathroom on the First Floor. The wide driveway leads to an Integral Garage, to the rear there is a great size rear garden.
NO ONWARD HOUSE CHAIN, QUIET AND CONVENIENT LOCATION!

Caterham Drive, Old Coulsdon, Surrey CR5 1JQ
ASKING PRICE: £595,000 FREEHOLD



DIRECTIONS

From Old Coulsdon Village centre proceed along Coulsdon Road towards Caterham, turn left just before the shops, into Waddington Avenue, at the end of the road turn right into Caterham Drive, the house is on the left-hand side.

LOCATION

Caterham Drive is a highly regarded residential road approximately three quarters of a mile from the heart of Old Coulsdon Village centre. Amenities in the village include: Grange Park; Bradmore Green and Pond; the village shops; various churches; a public Library; the Tudor Rose Restaurant and Public House. There is an 18-hole Golf Course at Coulsdon Manor Hotel located along Coulsdon Road and a well established Bowls Club. The parade of shops includes, among other things, a sub-Post Office and general grocery store, bakery and chemist. Local bus services connecting the neighbouring towns of Caterham, Purley, and central Croydon can be found in Old Coulsdon.

For the commuter, Coulsdon South railway station is approximately two miles away and provides regular services into central London via East Croydon as well as the Sussex coast via Redhill and Gatwick Airport. The M23/M25 network is approximately 4.5 miles to the south.

The area is very well served by schools for all ages, including the popular Keston Primary School, Coulsdon C. of E. Primary School and the Oasis Academy for 11-16's, all within a three quarter of a mile radius. For those who like to take a walk (or walk their dog) there are several areas of open countryside and ancient woodland nearby including the protected Farthing Downs and New Hill, Coulsdon and Kenley Commons.

A QUIET AND CONVENIENT LOCATION.

ACCOMMODATION

ENTRANCE HALLWAY 7' 10" x 2' 11" (2.39m x 0.89m)

Double glazed leaded light window to the side, half panelled and frosted glazed front door, sunken doormat.

Return staircase to the first-floor landing with an under stairs storage cupboard. Door to the Lounge and a door leading to:

INNER HALLWAY / UTILITY 11' 0" x 7' 3" (3.36m x 2.22m)

Range of white modern wall and base units with matching worktop, space and plumbing for a washing machine and an additional appliance, access to the Integral Garage, Cloakroom and door to the Kitchen.

CLOAKROOM

White modern suite comprising of a low flush WC and a wall mounted wash hand basin, half tiled surrounds and flooring, extractor fan.

LOUNGE 19' 4" x 9' 6" (5.89m x 2.90m)

Double glazed leaded light window to the front, inset spotlighting to the ceiling and wood effect flooring. TV point, double radiator and large arch to the Kitchen/Dining Room.

KITCHEN/DINING ROOM/RECEPTION ROOM 12' 0" x 17' 6" (3.66m x 5.34m)

A large L-shaped room with a large double glazed skylight to the ceiling and double glazed patio door to the rear patio. The Kitchen has a range of wall and base units with matching worktops, there is a built in **HOTPOINT** electric oven and grill and a four-ring gas hob with a canopy extractor fan above. Space for an undercounter fridge, tiled wood effect flooring, one and a half bowl sink unit with a mixer tap and cupboards under, two radiators.

KITCHEN SEATING AREA 10' 7" x 6' 11" (3.22m x 2.11m)

Double glazed windows to the rear and side, There is a doorway to a fourth Bedroom with an additional room (ideal Gym with a fitted Shower). Radiator and wood effect tiled flooring.



BEDROOM FOUR 12' 5" x 8' 1" (3.78m x 2.46m)
Double glazed window to the rear, inset spotlighting to the ceiling, wood effect flooring, double radiator, door to:

GYM/HOME OFFICE 8' 3" x 8' 1" (2.52m x 2.47m)
Currently used as a Gym Area, a multi-purpose room with a double glazed frosted window to the side, fully enclosed shower cubicle with a mixer shower fitment, wood effect flooring and double radiator. An ideal Home Office.

FIRST FLOOR ACCOMMODATION

LANDING
Access to the loft, airing cupboard with shelving.


BEDROOM ONE 8' 7" x 12' 0" (2.61m x 3.65m)
Two double glazed leaded light windows to the front, wall of mirror fronted wardrobes to one wall, radiator.

BEDROOM TWO 10' 7" x 9' 9" (3.22m x 2.97m)
Double glazed window to the rear, double radiator.

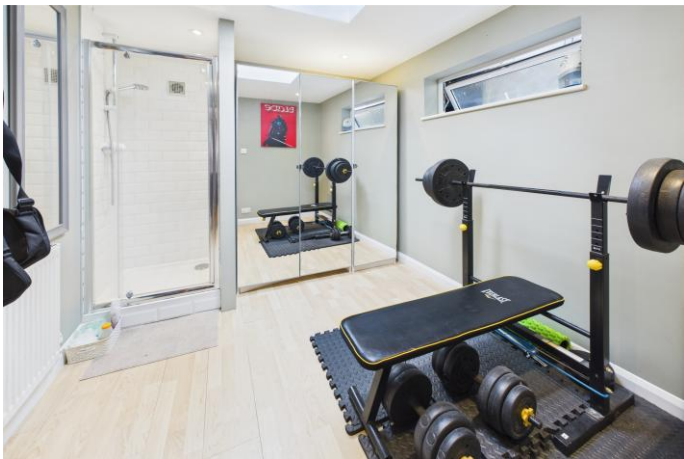
BEDROOM THREE 13' 11" x 8' 0" (4.25m x 2.43m)
Double glazed leaded light window to the front and a double glazed window to the rear, wood effect flooring, built in double wardrobe, radiator.

BATHROOM 5' 11" x 7' 0" (1.80m x 2.14m)
Double glazed window to the rear, modern white suite comprising of a panelled bath with a mixer tap shower attachment, vanity wash hand basin and a low flush WC. Tiled walls and flooring, radiator and a heated towel rail.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

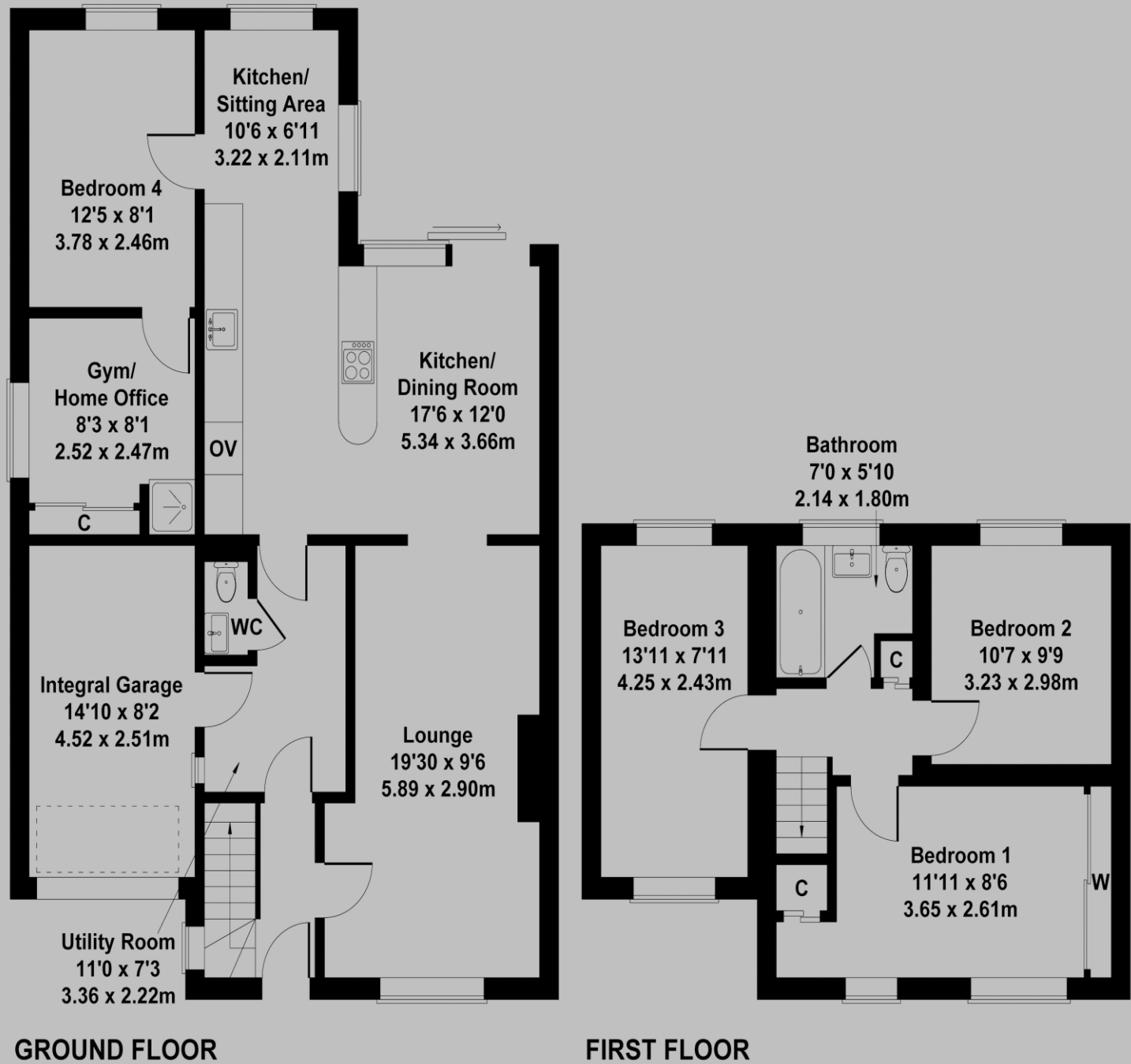
WWW.EPC4U.COM



FLOORPLAN

Caterham Drive

Approximate Gross Internal Area
1432 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

OUTSIDE

FRONT GARDEN

The front garden has a lawn area with established flowerbed borders to two sides. There is a wide brick block style driveway leading to the Garage and the front door proving ample off road parking.

INTEGRAL GARAGE 14' 10" x 8' 3" (4.52m x 2.51m)

The Garage has an up and over door, power and light and a door leading to the Utility Room/Inner Hallway. Gas and electric meters and fuse box.

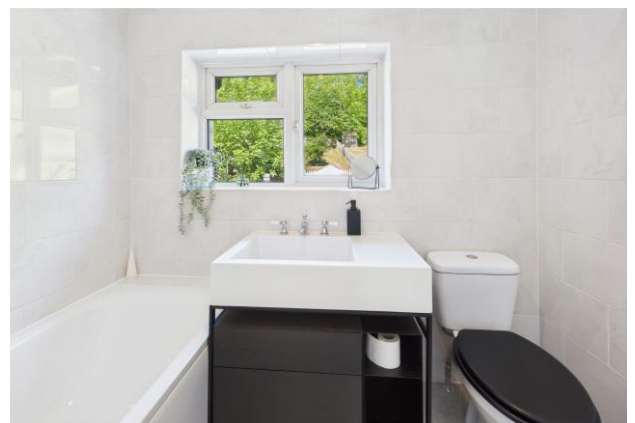
REAR GARDEN

There is a large split level rear garden backing into woodland. To the rear of the house there is a patio with steps up to a further large patio seating area with a large Timber Garden Shed. Further steps lead to the remainder of the Garden which is mainly laid to grass leading into the woodland beyond.

COUNCIL TAX

The current Council Tax Band is 'E', via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>.

22/5/2025





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