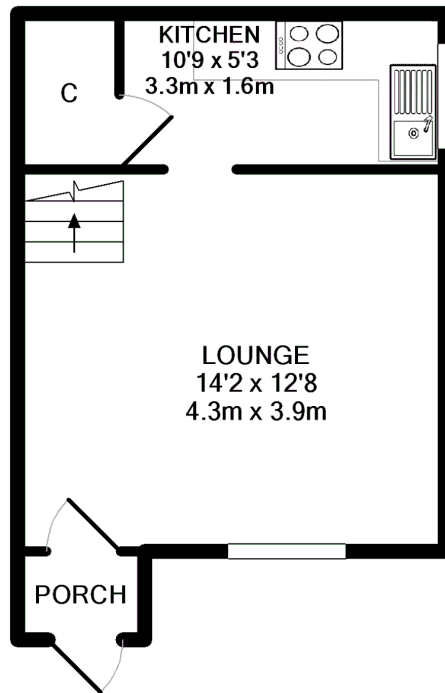


## 250 Coulsdon Road, Caterham

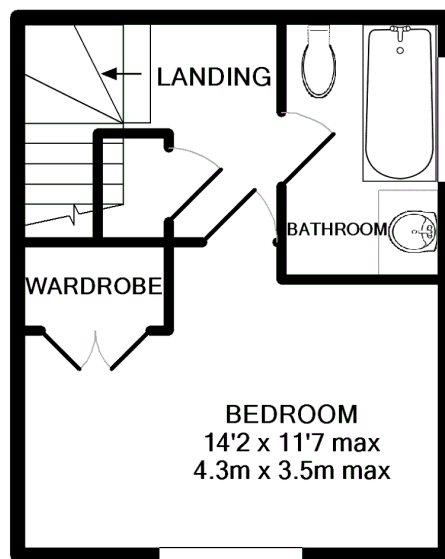
£300,000 Freehold

1 Bedroom Freehold House • private garden • garage • Parking • walking distance to shops





GROUND FLOOR



1ST FLOOR

COULSDON ROAD CATERHAM SURREY CR3 5QP

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Nestled in a desirable location within walking distance to nearby amenities, this exceptional 1 bedroom Semi-Detached house epitomises contemporary urban living. Elegantly designed, this freehold property boasts a perfect combination of modern conveniences and stylish finishes throughout.

Upon entering, the ground floor greets you with a spacious living area that seamlessly flows into the well-appointed kitchen. The kitchen, complete with sleek cabinetry and integrated appliances, offers a delightful culinary experience for the discerning chef. Beyond the kitchen lies a private garden,

Ascending the staircase to the upper level, the property features a generously sized bedroom that offers ample space for comfortable living. This bedroom is complemented by a tastefully designed bathroom,

Further enhancing the appeal of this property is the convenience of a garage and parking space, ensuring ease of access for residents and guests alike. This secure parking option is a valuable asset in the hustle and bustle of urban living.

Located in a vibrant neighbourhood, residents will enjoy the convenience of being within walking distance to local shops and amenities, offering a plethora of dining, shopping, and entertainment options at their doorstep. With excellent transport links close by, effortless connections to the wider area are guaranteed.

In conclusion, this meticulously presented 1 bedroom Semi-detached house offers a harmonious blend of comfort, style, and convenience, making it an ideal retreat for those seeking a modern urban lifestyle. Ideal for first-time buyers, downsizers, or investors, this property presents a unique opportunity to own a contemporary home in a sought-after location. Don't miss the chance to make this exceptional property your own and experience the epitome of modern living. Arranging a viewing is highly recommended to fully appreciate the charm and elegance of this remarkable residence.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

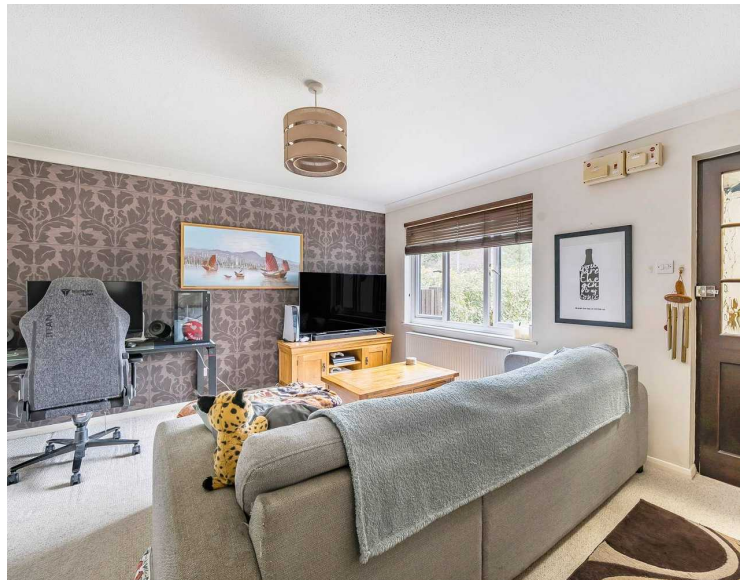
AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



Located in a central position ideal for transport links including local bus routes to Croydon and Caterham. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as an health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



- 1 Bedroom Freehold House
- private garden
- garage
- Parking
- walking distance to shops

