



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£450,000**

**Freehold**

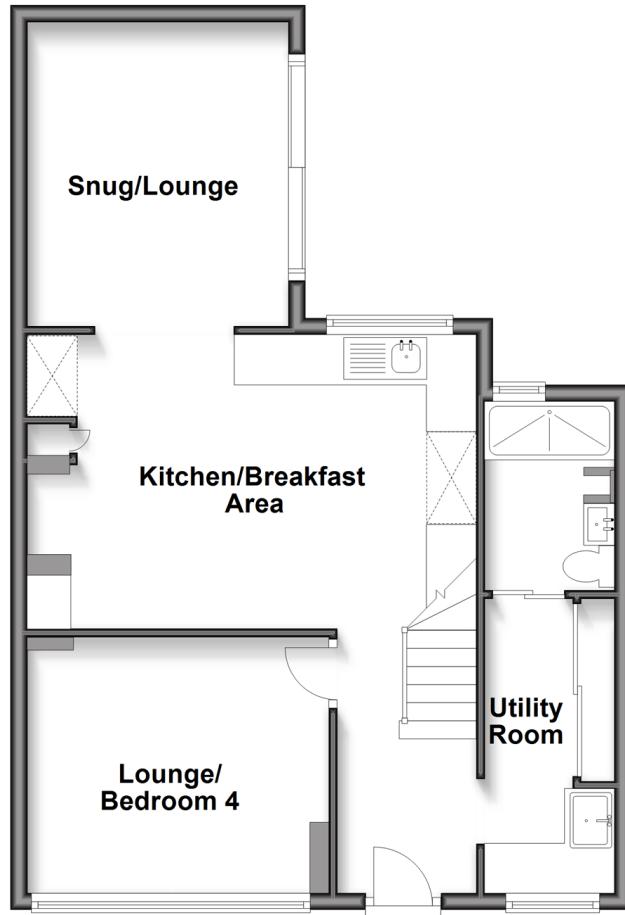
3x 2x 2x

**Coulsdon Road,  
Coulsdon, Surrey, CR3**

**cubitt & west**  
Helping you move forwards

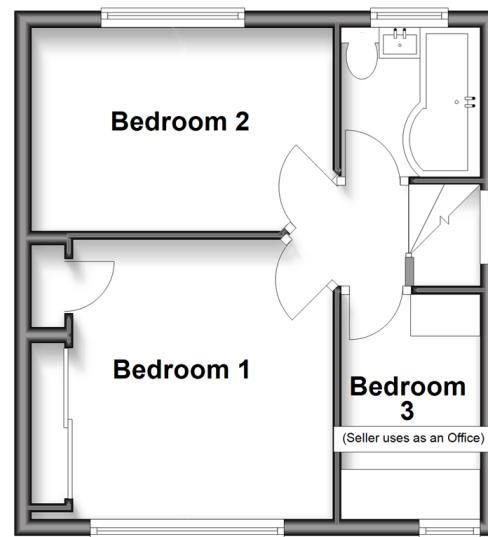
## Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



## Outbuilding

Approx. 9.1 sq. metres (98.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Bedroom 4: 11'0 x 10'0 (3.36m x 3.05m)

Kitchen/Breakfast Area: 16'0 x 11'0 (4.88m x 3.36m)

Snug/Lounge: 11'10 x 11'0 (3.61m x 3.36m)

Utility Room: 11'0 x 5'0 (3.36m x 1.53m)

Shower Room: 7'11 x 5'0 (2.41m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'4 up to fitted wardrobes (3.36m x 2.85m)

Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)

Bedroom 3: 8'0 x 6'0 (2.44m x 1.83m)

Family Bathroom: 5'11 x 5'10 (1.80m x 1.78m)

### OUT BUILDING

Gym/Office: 10'10 x 9'0 (3.30m x 2.75m)

### OUTSIDE

Driveway

Rear Garden



## Main features

- Full internal refurbishment including Kettle Tap & garden office/gym
- Side extension with utility room and shower room
- Extended kitchen/diner with family area
- Smart home assistance including CCTV system
- Driveway for 2 cars with provisions for EV installation

### Nearest Schools

Primary Schools: Hillcroft Primary 0.8 miles, Audley Primary 1.2 miles, St Francis Catholic Primary 1.2 miles

Secondary Schools: Clifton Hill School 0.6 miles, de Stafford School 1.0 miles, Oasis Academy 1.0 miles

### Transport Information

Train Stations: Caterham 1.6 miles, Whyteleafe 1.9 miles, Coulsdon South 2.1 miles

### Address

Coulsdon Road, Coulsdon, Surrey, CR3

### Directions

For directions to this property please contact us.



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Call Caterham Branch 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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