

FOLKLANDS



LIVINGSTONE ROAD, CATERHAM

GUIDE PRICE £425,000











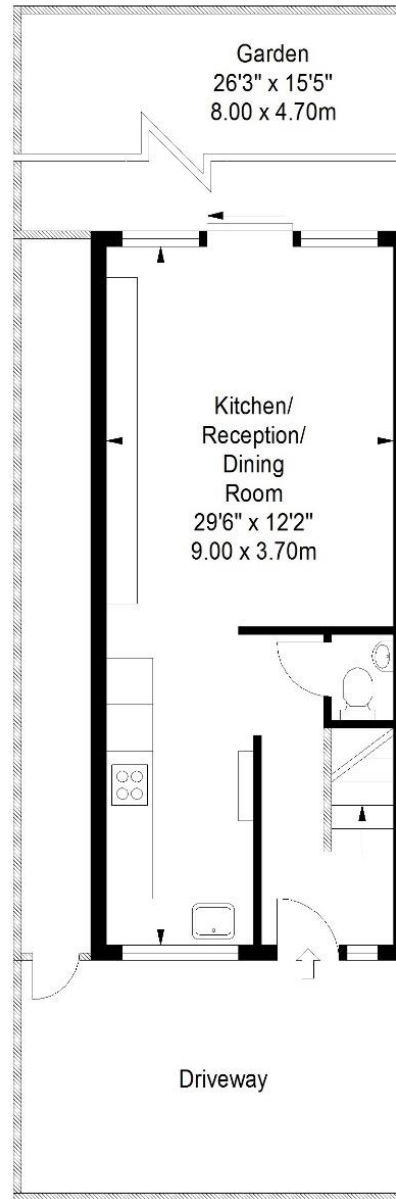
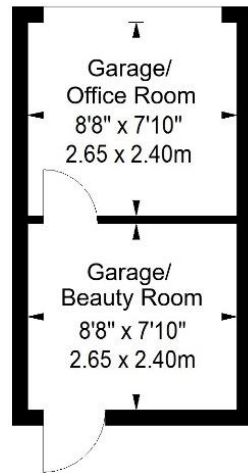




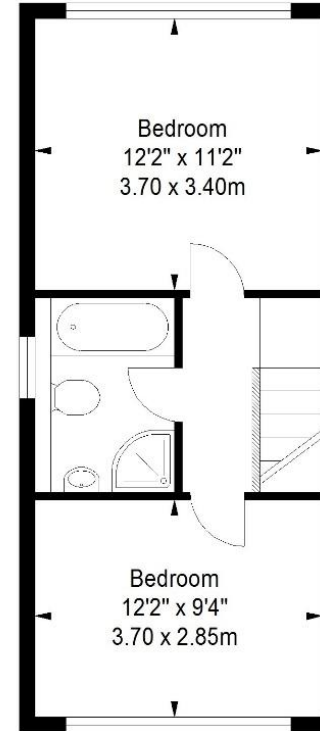


Livingstone Road

Approximate Gross Internal Area
717 sq ft / 66.60 sq m
(Excluding Garage & Garden House)



Ground Floor



First Floor

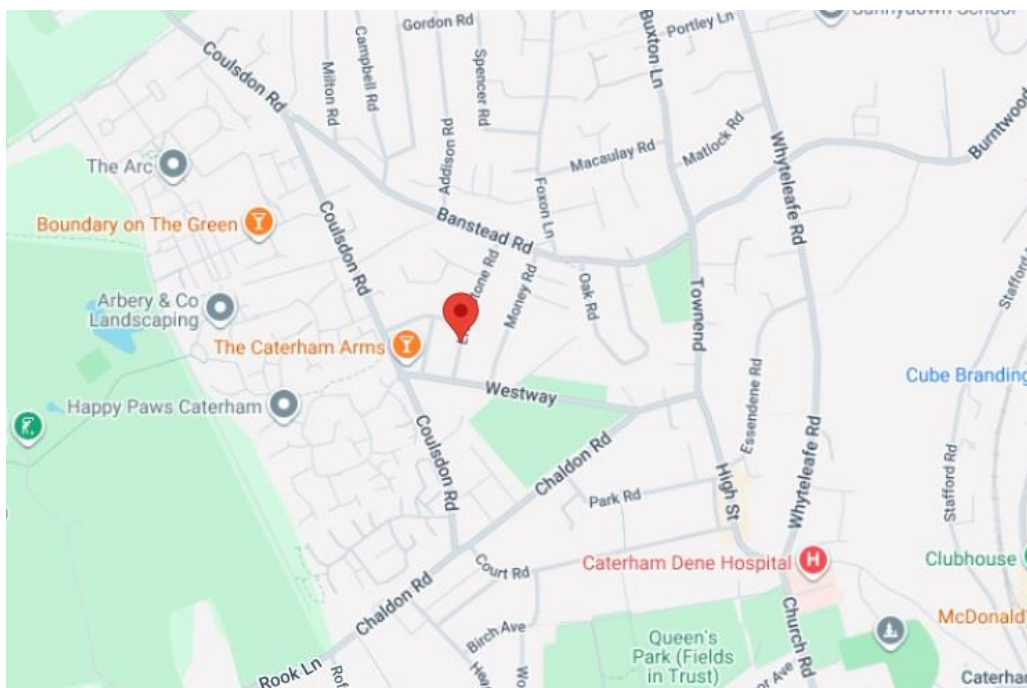
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM - END OF TERRACE HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ OFF-ROAD PARKING
- ❖ SOUTH FACING REAR GARDEN WITH SIDE ACCESS
- ❖ CONVERTED GARAGE (BEAUTY ROOM & OFFICE)
- ❖ DOWNSTAIRS WC & FOUR PIECE BATHROOM SUITE
- ❖ APPROXIMATELY ONE MILE FROM CATERHAM TRAIN STATION
- ❖ HIGHLY DESIRABLE RESIDENTIAL AREA
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D



A beautifully presented two double bedroom end-of-terrace home, ideally positioned within a highly sought-after residential area, less than a mile from Caterham train station and well-served by a range of local bus routes.

This bright and spacious property has been meticulously renovated by the current owners to an exceptional standard, offering stylish, contemporary living throughout. The ground floor benefits from underfloor heating, full double glazing, and the added luxury of air conditioning. Standout features include a downstairs WC, elegant real oak herringbone flooring, and a bespoke designer media wall complete with LED lighting, a feature fireplace, and integrated storage.

Externally, the property boasts a private driveway, convenient side access, and a beautifully landscaped, low-maintenance south-facing rear garden—perfect for entertaining. A particular highlight is the converted garage, currently utilised as a home beauty studio and separate office space, offering excellent versatility.

The accommodation comprises two generous double bedrooms, a luxurious four-piece family bathroom with a separate shower cubicle, and ample loft storage. The ground floor includes a welcoming entrance hall with WC, a contemporary fitted kitchen, and an impressive open-plan lounge/dining area featuring a full-height glass wall that opens directly onto the garden and entertainment decking.

The property is ideally located close to a wide range of local amenities, including nearby parks and open green spaces. A Tesco superstore is just a short walk away, while Caterham town centre offers an excellent selection of shops, restaurants, and bars. For families, there are several highly regarded schools within easy walking distance.

We feel this will be a perfect opportunity for first-time buyers to acquire a beautifully finished home in a highly convenient location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		