



TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH A SECLUDED OWN GARDEN
16' 0" x 13' 0" (4.87m x 3.96m) LIVING ROOM ***BEDROOM ONE 12' 5" x 10' 8" (3.78m x 3.25m) ***
***BEDROOM TWO 11' 6" x 9' 11" (3.50m x 3.02m) *** ***LARGE BATHROOM 8' 2" x 6' 0" (2.49m x 1.83m) ***
L'SHAPED OWN GARDEN WITH USEFUL SHED

A LARGE TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE with a secluded PRIVATE GARDEN and an allocated parking space. The property has great storage, a great size Living Room with a separate Kitchen and a modern white fitted Bathroom. The rear Garden has a patio, lawn and hedgerow surrounds. CONVENIENT LOCATION for local Schools, shops and transport links. VIEWING RECOMMENDED!

Coulsdon Road Caterham Surrey CR3 5NJ
ASKING PRICE: £310,000 LEASEHOLD



FIRST FLOOR HALLWAY

Irregular shape with a large deep built-in storage cupboard, radiator.

LIVING ROOM 16' 0" x 13' 0" (4.87m x 3.96m)

Large double glazed window to the front, coved ceiling and TV point, radiator.

KITCHEN 8' 8" x 8' 5" (2.64m x 2.56m)

Double glazed window to the side, range of modern wall and base units with matching worktops. Built-in four ring gas hob with an extractor fan above, space and plumbing for a slimline dishwasher. Space for an under counter fridge and freezer. Built in electric oven an grill. Large built-in storage cupboard with space and plumbing for a washing machine and the wall mounted gas central heating boiler. Tiled surrounds and radiator.

BEDROOM ONE 12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to the rear, coved ceiling, built in deep single wardrobe and a separate storage cupboard, radiator.

BEDROOM TWO 11' 6" x 9' 11" (3.50m x 3.02m)

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

BATHROOM 8' 2" x 6' 0" (2.49m x 1.83m)

Two frosted double glazed windows to the side, modern white suite comprising of a 'p' shaped panelled bath with a temperature controlled mixer tap shower attachment, vanity wash hand basin and a low flush WC with a concealed cistern. Heated ladder style towel rail, tiled surrounds and radiator.

OUTSIDE

ALLOCATED PARKING SPACE

There is an off-road parking space just behind the garden accessed via St Michaels Road.



DIRECTIONS

From the High Street in Caterham on the Hill, turn left at the mini roundabout into Chaldon Road, first right into Westway and then right at the next roundabout into Coulsdon Road. The property is on the right handside on the corner of St Michaels Road.

LOCATION

The property is within a quarter of a mile of local shopping facilities which includes a Tesco Supermarket at The Village along Coulsdon Road. Within half a mile along Coulsdon Road there is access onto Coulsdon Common with far reaching walks through woodland and open spaces, so ideal for dog walkers!

The commuter has a choice of railway stations at Caterham and Whyteleafe with services into Croydon and Central London. In Coulsdon Road there is a bus service with services into Caterham, Coulsdon and Croydon.

The area has a good selection of Nursery, Infant & Junior Schools as well as De Stafford Secondary School in Burntwood Lane, Caterham and Oasis bordering Coulsdon Common. Caterham also has a Sports Centre located at De Stafford School with an Indoor Pool and a Health Club in The Village with an indoor pool and Gymnasium.

The area is bordered with greenbelt countryside towards Chaldon and a choice of two nearby Golf Courses at Old Coulsdon and Chaldon.

**A GREAT LOCATION FOR
TOWN AND COUNTRY LOVERS!**

ACCOMMODATION

GROUND FLOOR HALLWAY

Part frosted double glazed and panelled front door with a sunken doormat. Return staircase to the first floor with a double glazed window to the side. There is a large understairs storage cupboard with some shelving.

OWN GARDEN

Fully enclosed Garden with hedgerow surrounds, a lawn and patio area and a Garden Shed. A great secure enclosed Garden.

LEASEHOLD INFORMATION AND COUNCIL TAX

LEASE TERM: 130 years from 1/10/1980 - **Please note that the Lease can be extended a further 90 years upon completion.**

MAINTENANCE/SERVICE CHARGE: £450.00 pa

GROUND RENT: £10.00 pa.

The current Council Tax Band is '**C**', 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-2025-2026>.

21/1/2026



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(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



DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk