



TWO DOUBLE BEDROOM HALLS ADJOINING SEMI DETACHED HOME

27' 3" x 13' 2" (8.31m x 4.02m) LIVING ROOM ***SEPARATE KITCHEN WITH SOME APPLIANCES INCLUDED***
FIRST FLOOR MODERN FITTED BATHROOM ***POTENTIAL TO EXTEND TO THE SIDE & CREATE OFF ROAD PARKING (subject to planning permission) *** ***AN IDEAL FIRST HOUSE PURCHASE - NO ONWARD CHAIN!***

A GREAT TWO DOUBLE BEDROOM HALLS ADJOINING SEMI DETACHED HOUSE conveniently located for local shops, a Tesco Supermarket and open countryside towards Chaldon. The house has been extended to the rear to provide a large **27'3 Living Room** with access to the secluded Rear Garden. There is a modern Kitchen with appliances and a first-floor Bathroom in white with a shower shaped bath. Outside the front Garden offer potential for off road parking, subject to planning permission. The Rear Garden also extends to the side of the house which allows space to extend the house, subject to planning permission.

A MODERN STYLE FAMILY HOME IN A CONVENIENT LOCATION!

Coulsdon Road, Caterham, Surrey CR3 5NE
ASKING PRICE: £435,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill proceed along Court Road, at the junction turn left and then right at the roundabout into Coulsdon Road, the house is on the right-hand side.

LOCATION

The property is within a quarter of a mile of local shops in Chaldon Road, Westway and a Tesco Supermarket at The Village further along Coulsdon Road.

There is a good selection of schools in Caterham for all age groups including Nursery Schools, and for the commuter a choice of railway stations in Caterham and nearby Whyteleafe with services into Croydon, Central London and the South Coast.

For the motorist the M25 can be accessed either at Godstone (junction 6) or Hooley via the M23. Open Countryside can be found at nearby Coulsdon Common and Chaldon with woodland walks towards the North Downs.

CONVENIENT LOCATION FOR ACCESS TO TOWN & COUNTRYSIDE

ACCOMMODATION

ENTRANCE PORCH

Fully enclosed Entrance Porch with double glazed windows to the front and side. Part UPVC and double glazed front door and a double glazed frosted door to the Hallway.

ENTRANCE HALLWAY

Staircase to the first floor landing, built in cloaks cupboard with the electric meter and fuse box, electric radiator and thermostat.

KITCHEN 11' 8" x 6' 11" (3.57m x 2.12m)

Double glazed window to the front and a double glazed frosted door to a Lean to. Inset spotlights to the ceiling, range of modern wall and base units with matching worktops and splashbacks, single bowl stainless steel sink unit with a mixer tap. BUSH free standing gas/electric cooker with an extractor fan above, built in washing machine.

LEAN TO

Double glazed windows to the front and side and a double-glazed door to the side access and rear garden.

LIVING ROOM 27' 3" x 13' 2" (8.31m x 4.02m)

Two double glazed high level windows to the side and a large double glazed window to the rear. To the rear of the room there are double glazed french doors leading to the rear garden. At the rear of the room there is a tiled floor with underfloor electric heating and two skylight windows to the roof line. There is an attractive fireplace which will remain, two electric radiators, room thermostat and a TV point. Large built in walk-in understairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft space, electric radiator and room thermostat.

BEDROOM ONE 11' 3" x 10' 0" (3.45m x 3.07m)

Large double glazed window to the rear, full wall of mirror front built in wardrobes, double bed recess with locker space above.

BEDROOM TWO 13' 2" x 9' 11" (4.03m x 3.03m)

Large double glazed window to the front, useful over stairs storage cupboard, double bed recess with two narrow wardrobes to either side and locker space above.



BATHROOM 6' 9" x 6' 1" (2.07m x 1.86m)

L'shaped with a double glazed window to the side. Modern white suite comprising of a shower shaped panelled bath with a mixer shower fitment including a hand held shower and a shower rose above, pedestal wash hand basin and a low flush WC. Fully tiled walls and flooring. Built in Airing Cupboard with a hot water tank and shelving.

OUTSIDE

FRONT GARDEN

The front garden has an area of hard standing with a retaining front solid wall and a shared path to the front door. There is a path to the side of the house leading to secure side access. There is potential to create an '**OFF ROAD PARKING SPACE**' on the hard standing subject to planning permission for a dropped kerb from Tandridge Council.

REAR GARDEN

A deceptively large rear Garden which extends to the side of the house where there is a timber Garden Shed. There is a lawn area with flowerbed surrounds, a patio and a sunken fishpond.

COUNCIL TAX

The current Council Tax Band is '**D**', 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-2026-2027>.

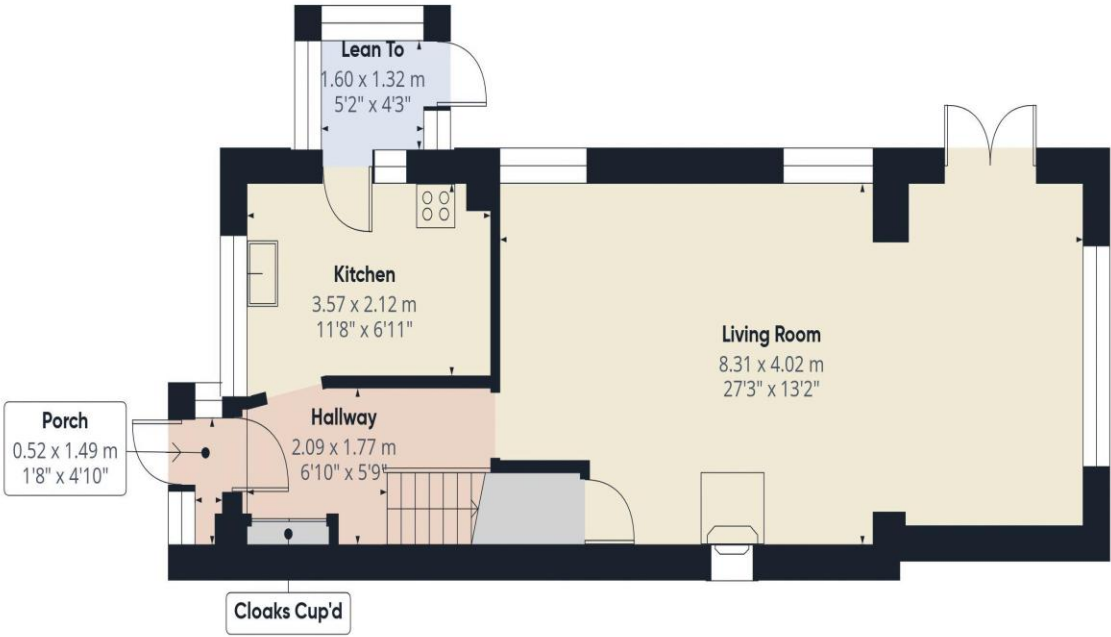
23/10/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 23/10/2026

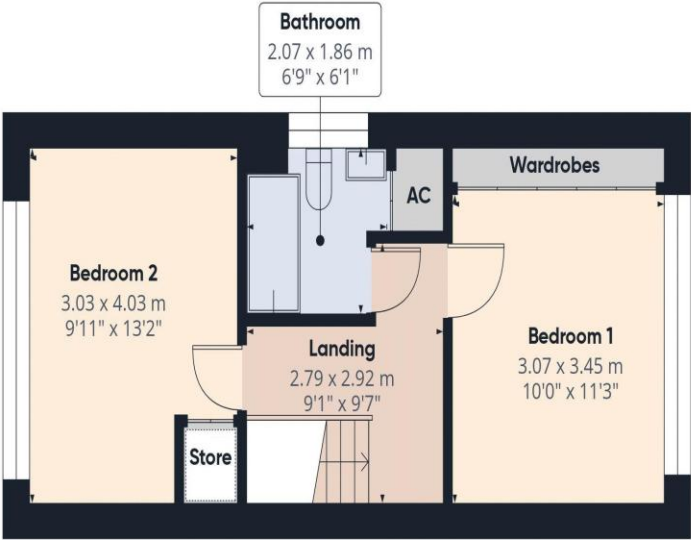


FLOORPLAN



Floor 0

Approximate total area⁽¹⁾
82.3 m²
887 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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