



32 Coldstream Road, Caterham, Surrey, CR3 5ZA

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32

Coldstream Road  
Caterham  
Surrey CR3 5ZA

Offers in Excess of £295,000

A spacious two-bedroom ground floor flat in the heart of Caterham, offered to the market with no onward chain and allocated parking. EPC Rating C. Council Tax Band D.

Situated on Coldstream Road within a popular modern development, this generously sized apartment (approx. 835 sq ft / 77.6 sq m) provides bright, well-planned accommodation and an exceptionally convenient location—ideal for first-time buyers, downsizers or investors.

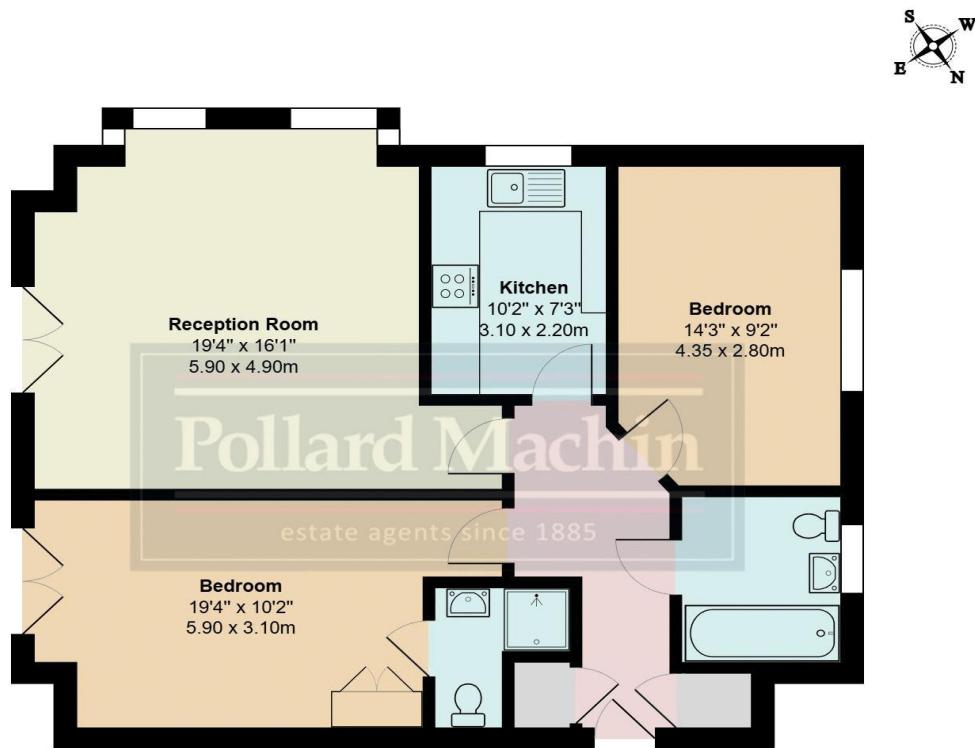
#### Property Features

- Large Reception Room (19'4" x 16'1") A superb, dual-aspect living and dining space with excellent natural light and plenty of room for both lounging and entertaining. The generous floor area allows flexible furniture arrangement.
- Separate Fitted Kitchen Well-designed with ample storage, worktops and integrated appliances. Positioned just off the reception room for easy day-to-day living.
- Two Double Bedrooms Primary Bedroom: 19'4" x 10'2", a remarkably spacious room with room for large wardrobes. Second Bedroom: 14'3" x 9'2", ideal as a guest room, home office or nursery.
- Family Bathroom & Additional En suite A full bathroom suite plus a separate en suite—rare in flats of this size and perfect for when guests stay.
- Ground Floor Convenience Easy access with no stairs, ideal for those seeking long-term accessibility.

Coldstream Road forms part of a modern, well-maintained residential development that benefits from landscaped communal areas and a peaceful setting, while still being close to everything Caterham offers.

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**Ground Floor**

**Coldstream Road, Caterham CR3**  
**Approx. Gross Internal Area 835.3sq ft / 77.6sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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

73 C      77 C

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



**Viewings Strictly by Appointment Only**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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