



### *Caterham Drive*

Located on Caterham Drive this three-bedroom, detached property comes to the market with an extensively landscaped rear garden and with planning permission for a double-storey wraparound extension.

The interior includes an open-plan lounge/diner, store room, kitchen, utility room, down-stairs W.C, three good-size bedrooms and a modern bathroom. The rear garden includes gated steps ascending to a breathtaking, landscaped seating area and a triple-aspect garden room with power, lighting and kitchen appliances. Additional features include a garage and driveway with off-street parking for multiple vehicles.

Caterham Drive is within good proximity to the popular and idyllic Coulsdon Common, with plenty of additional local woodland, greenery and open spaces including the Farthing Downs, Happy Valley, Grange Park and Coulsdon Memorial Park in addition to beautiful Surrey Countryside. There are a number of golf courses in the local vicinity including Coulsdon Manor, Woodcote Park, Chipstead, Surrey Downs, and Kingswood while there are also a number of local sports clubs. Numerous exclusive gyms are also located across the wider Croydon and Surrey area.

**Guide-Price: £700,000 - £725,000**

# BOND & SHERWILL

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### **Entrance Hall**

The entrance hall includes opaque double-glazed window, radiator, smoke alarm, down-lights and stairs ascending to first-floor.

### **Lounge Area**

The lounge area is open-plan with the dining area and includes double-glazed three-casement window, radiator and down-lights.

### **Dining Area**

The dining area includes two radiators and down-lights.

### **Store Room**

The store room includes double-glazed glass-panel double doors leading to rear garden.

### **Kitchen**

The kitchen includes wall & base level units with work surface area, one & a half bowl sink with drainer area, double-glazed window, space for free-standing fridge-freezer, space for free-standing gas cooker and partially-tiled walls.

### **Utility Room**

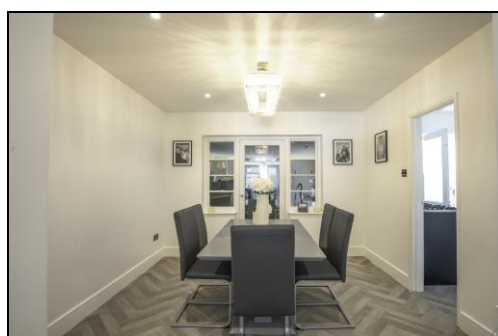
The utility room includes double-glazed window, space for washing machine, space for tumble dryer and double-glazed glass-panel door to rear garden.

### **W.C**

The W.C includes low-level W.C with dual-flush, wash-hand basin, double-glazed single-casement opaque window, radiator and partially-tiled walls.

### **Landing**

The landing includes double-glazed two-casement window, smoke alarm, loft hatch and down-lights.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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### **Bedroom One**

Bedroom one includes double-glazed three-casement window, radiator and down-lights.

### **Bedroom Two**

Bedroom two includes double-glazed three-casement window, radiator and down-lights.

### **Bathroom**

The bathroom includes double-glazed opaque window, double-glazed two-casement opaque window, low-level W.C with dual-flush, tiled walls, tiled floor, heated towel rail, wash-hand basin with mixer tap, tile-enclosed bath with waterfall shower & shower hose attachment, extractor fan and down-lights.

### **Bedroom Three**

Bedroom three includes double-glazed single-casement window, radiator and down-lights.

### **Front Garden**

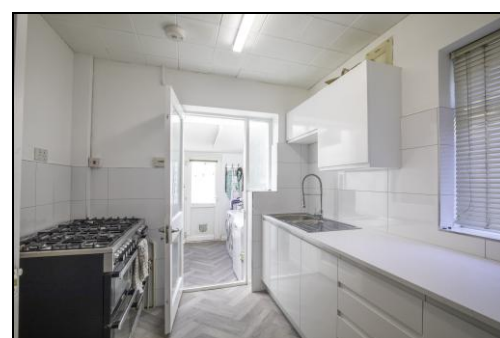
The front garden includes a driveway with off-street parking and telescopic security post.

### **Garden Room**

The garden room is triple-aspect and includes double-glazed glass-panel bi-fold doors, double-glazed window, double-glazed glass-panel double-doors leading out to rear garden, double-glazed three-casement window, wall & base level units with work surface area, one & a half bowl sink with drainer, space for dish-washer, space for fridge-freezer, space for fridge and down-lights.

### **Rear Garden**

The rear garden features three tiers which have been extensively landscaped. The ground-floor is mostly laid to gravel with gated steps leading to the first tier which includes access to the garden room and a separate seating area. The second tier features a seating area and is partially laid to turf while the third tier is laid to turf. Additional benefits include power, lighting and side access.



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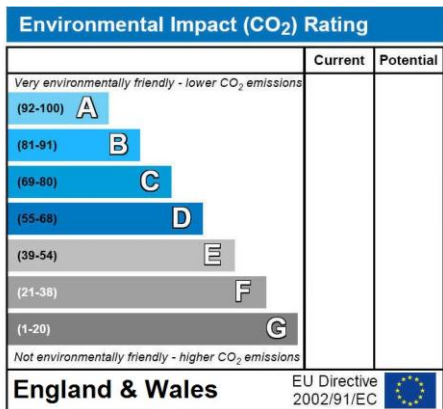
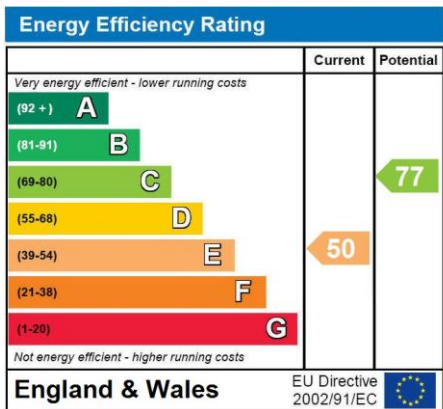
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TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Certificate



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