



**AN ATTRACTIVE DETACHED 3/4 BEDROOM COTTAGE STYLE HOUSE  
IN POPULAR LOCATION**

**CATERHAM DRIVE OLD COULSDON CR5 1JF**



**PRICE: £ 350,000 FREEHOLD**

Situated in this popular non-through road Caterham Drive is served by a local bus service to Caterham and Coulsdon town centres and Old Coulsdon village offers excellent local amenities including shopping parade, recreation ground, churches, library etc. Schools for all ages serve the area and Old Coulsdon is surrounded by some delightful green belt countryside including Coulsdon Common and Farthing Downs. Coulsdon is also well placed for easy access to the M23/25 motorways

## CATERHAM DRIVE, OLD COULSDON

This 1950's **BUILT DETACHED FAMILY HOUSE** offers adaptable accommodation with ground floor extension providing **BEDROOM 4** with **EN-SUITE SHOWER ROOM** (ideal for relative etc). There is **PART GAS CENTRAL HEATING** and **REPLACEMENT DOUBLE GLAZED WINDOWS**. **NO ONWARD CHAIN – IMMEDIATE VACANT POSSESSION.**

The **ACCOMMODATION** briefly comprises the following (all dimensions approximate) –

### FIRST FLOOR

**BEDROOM 1:** about 12'6 x 9'4 (plus 2' depth of wardrobe) with radiator.

**BEDROOM 2:** about 12'10 max x 8'8 with range of fitted wardrobe and storage cupboards, radiator.

**BEDROOM 3:** about 8'2 x 6'9 with built-in storage cupboard, radiator.



**BATHROOM:** with white suite comprising panelled bath, vanity unit with wash basin and mixer tap and cupboard below, low suite WC, half tiled walls, ceramic tiled floor, extractor fan, inset splashback, fitted cupboard, shaver point, radiator.

**LANDING:** with trap to loft and stairs to –

### GROUND FLOOR

**ENCLOSED ENTRANCE PORCH:** with laminated floor, entrance door to –

**ENTRANCE HALL:** with radiator, meter/coat cupboard under stairs.

**LOUNGE:** about 18'1 x 14' max (10'4 min) with laminated floor, coal effect gas fire (not tested) sliding patio doors to –

**CONSERVATORY/LEAN TO:** about 11'8 x 8' with doors to garden.

**BEDROOM 4/DINING ROOM:** about 15' x 8' with laminated flooring.



**EN-SUITE SHOWER ROOM:** with white suite comprising pedestal wash basin with mixer tap, low suite WC, Independent 'Mira' enclosed shower, fully tiled walls, ceramic tiled floor, electric towel rail.

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**KITCHEN:** about 9'7 x 9'1 with range of base units with cupboards and drawers, work surfaces, inset double bowl stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, wall storage cupboard, 'Neff' electric oven and gas hob, extractor hood above, attractive part tiled walls.

**OUTSIDE**

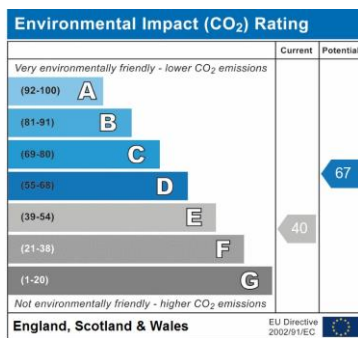
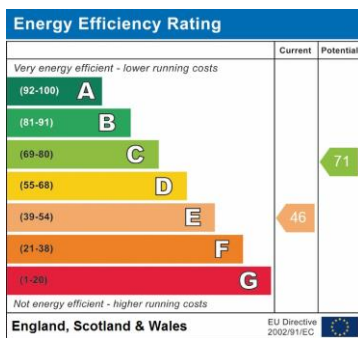
**FRONT GARDEN:** planned with lawn, flower beds and borders, shrubs etc.



**REAR GARDEN:** extending to about 36' x 30' with lawn, flower beds and borders, shrubs, bushes, fruit trees, patio etc. Garden store. Side/Rear Entrance.

**DETACHED GARAGE:** (at the rear) about 19'8 x 10'8 max with up and over door, side door, power and light.

**LOCAL AUTHORITY:** London borough of Croydon – TAX BAND 'E'



**Agents Note**

The agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. 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. Room sizes should not be relied upon for carpets and furnishings.