



27 Coldstream Road, Caterham - CR3 5ZA

In Excess of **£600,000**





27 Coldstream Road

Caterham, Caterham

Located on the ever-popular Village Development, and enjoying a superb outlook over the central Village Cricket Green, is this well-presented, four-bedroom townhouse. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four-bedroom townhouse
- NO ONWARD CHAIN
- Overlooking the central Cricket Green on the popular Village Development
- Off-street parking and garage

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee.

This could be a fee, commission, payment or other reward.

We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these

services, but where you do, you should be aware of the following referral fee information. You are also free to

choose an alternative provider. Cook Taylor Woodhouse Solicitors – £200 Taylor Rose Solicitors – £210 A V Rillo –

£250 Hawke Financial Services – 30% Arnold & Baldwin Surveyors – 10% Alexander Lyons Surveyors – 10% Atrium

Surveyors – £25



Located on the ever-popular Village Development, and enjoying a superb outlook over the central Village Cricket Green, is this well-presented, four-bedroom townhouse.

Offering versatile accommodation over three floors, features include a ground floor kitchen, first floor lounge, and four double bedrooms, two of which provide en-suite bathrooms. Enjoying a glorious outlook over the central Cricket Green, and offered to the market with no onward chain, is this well-presented, four-bedroom townhouse.

Truly representing a home that a new owner can move into and start enjoying immediately, the ground floor accommodation comprises a reception hallway leading into the main hub of the home, with the kitchen and reception flowing into a conservatory overlooking the garden.

There is also a downstairs WC and access into the integral garage. Stairs rise to the first floor which offers a front aspect lounge with views over the green, and Juliette balcony. To the rear aspect are two double bedrooms which are serviced by the family bathroom.

Stairs rise again to the second floor where the remaining two double bedrooms can be found, both of which offer en-suite bathrooms. Outside The frontage of the property allows for off-street parking on a block-paved driveway in front of the integral garage.

To the rear is a low maintenance, level garden with a patio ideal for entertaining and an artificial lawn. Location The Village offers a comprehensive range of facilities centred around a traditional village green with a cricket square.

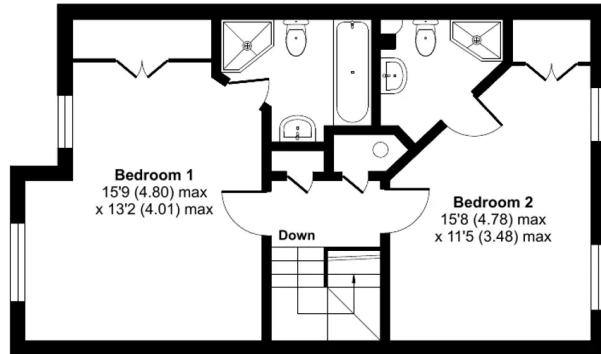
The Village is a development built by Linden Homes which has retained the old barracks buildings, skilfully converted to a high standard intermingling with newly built homes. Residents are within walking distance of the Tesco store, G.P. surgery, an animal hospital, nursing home, business premises, health and fitness club with gym and swimming pool and a childrens nursery. Caterham itself offers a range of shopping facilities, bus routes, local schools, restaurants and pubs, with Caterham Valley offering a more comprehensive range of shops to include two supermarkets and the Church Walk shopping precinct together with main line station.



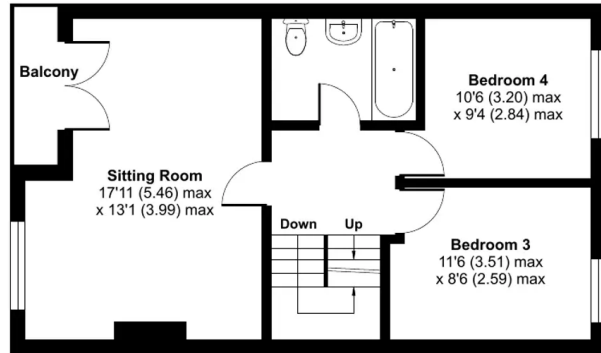
Coldstream Road, Caterham, CR3

Approximate Area = 1752 sq ft / 162.7 sq m (includes garage)

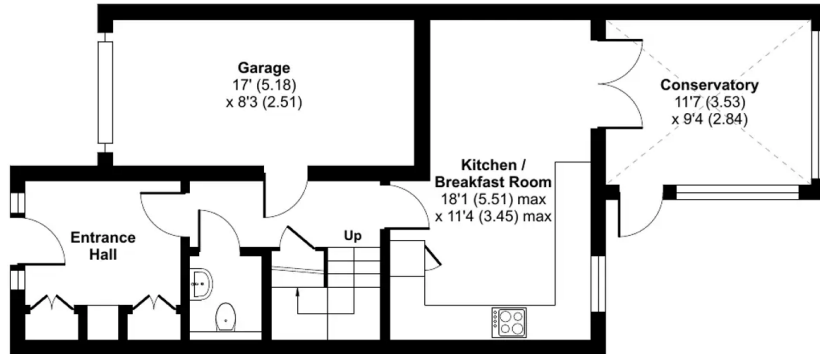
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





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