



10 Stirling Drive, Caterham

£600,000 Freehold

Four bed town house • Located on the sought-after Village development • Garage & off street parking • Balcony from first floor reception room • Principal and secondary bedrooms both with en-suite bathrooms



Stirling Drive, Caterham, CR3

Approximate Area = 1704 sq ft / 158.3 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

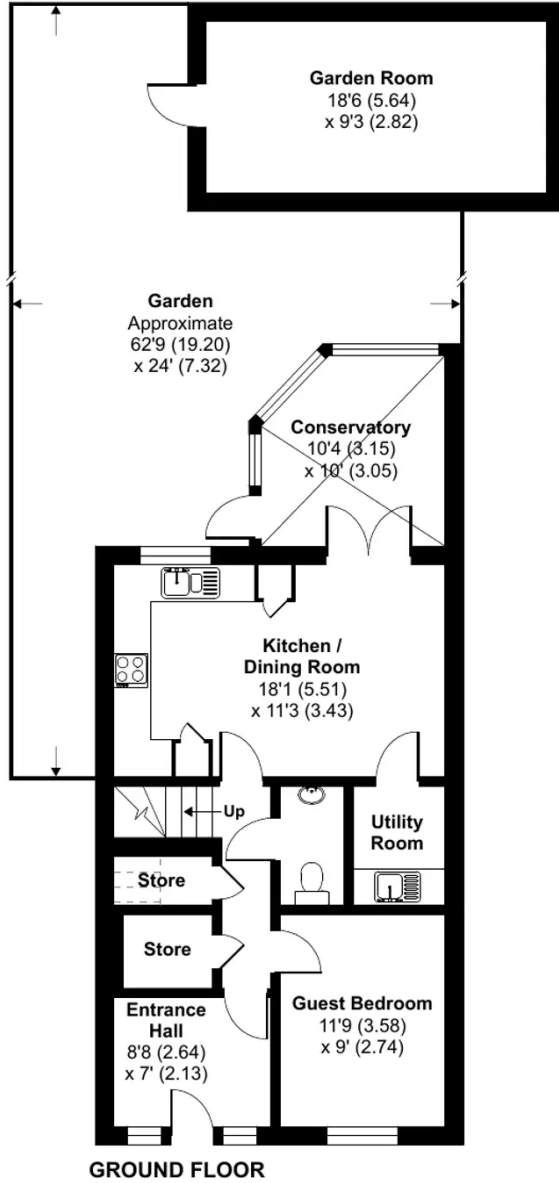
Garden Room = 172 sq ft / 16 sq m

Total = 1925 sq ft / 178.8 sq m

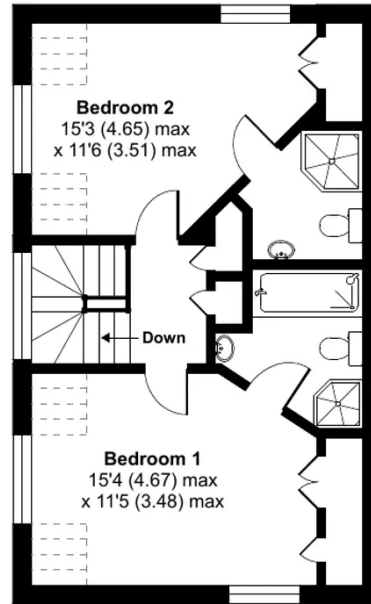
For identification only - Not to scale



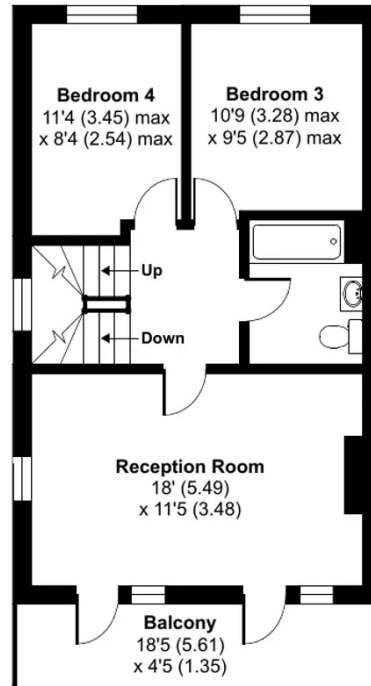
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Park & Bailey. REF: 1123454

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Nestled within the prestigious Village development, this exceptional four-bedroom townhouse offers an idyllic blend of modern living and timeless elegance. Boasting a spacious layout across three levels, this captivating property is ideal for families seeking a refined home in a tranquil setting.

As you enter this property, you will be greeted by a welcoming ambience that flows effortlessly throughout the living spaces. The ground floor features a convenient study and utility room, along with a well-appointed kitchen and dining area, perfect for hosting gatherings with loved ones. The conservatory adds a touch of charm, providing a seamless transition to the serene garden beyond.

Ascend to the first floor, where a stunning reception room awaits, complete with a balcony that offers a charming setting for a morning cup of coffee or glass of wine in the evening. This first floor also hosts the two additional bedrooms, each offering ample space and natural light. The secondary bedroom also features its own en-suite bathroom, ensuring utmost comfort for occupants. A modern family bathroom completes this level, providing functionality and style in equal measure.

Topping off this exquisite home is the top floor which hosts the principal and secondary bedrooms offering versatility for various needs. Both with spacious layouts and storage solutions they each come complete with an en-suite bathroom. These rooms are a perfect retreat for guests or a private haven for residents.

Outside, a manicured garden awaits, with a luscious lawn and decked area leading to the garage for added convenience. With off-street parking and a garage included, this property provides ample space for vehicles and storage.

Offered with no onward chain, this property presents a unique opportunity to own a prestigious home in a highly sought-after location. With its blend of modern amenities, timeless elegance, and prime location, this townhouse is sure to captivate discerning buyers seeking the epitome of luxurious living.

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 – £250

Taylor Rose Solicitors – £250

AV Rillo – £250

Hawke Financial Services – 30%



The property is situated on a popular, modern development in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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