



Coulsdon Road, Caterham, CR3



## COULSDON ROAD, CATERHAM, CR3



Stunning family bathroom

Located on the Caterham/Coulsdon borders

Four bedrooms & study

En-suit of master bedroom

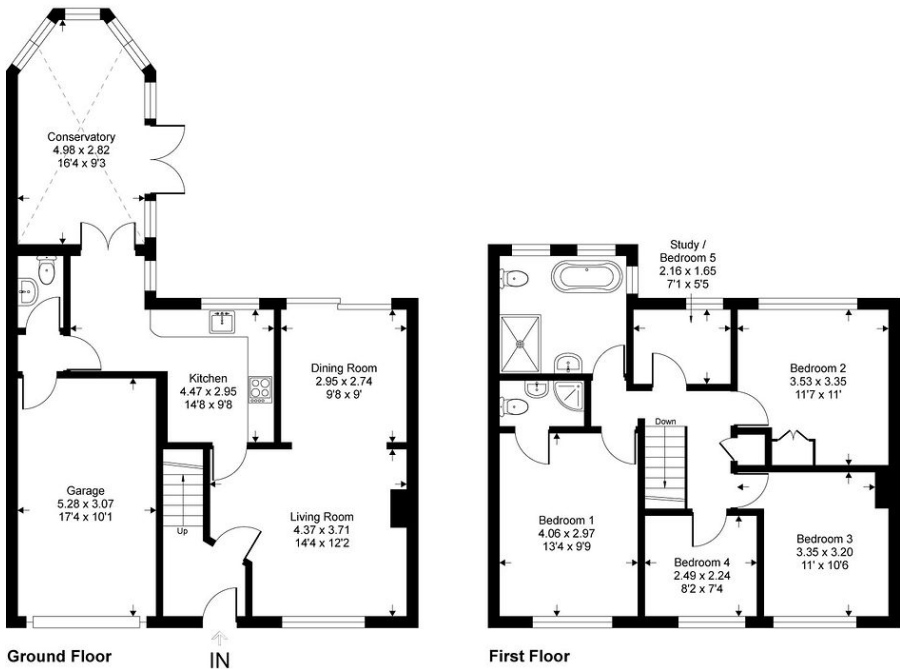
Integral access to garage

Potential to extend STPP

PROPERTY NAME

Coulsdon Road, CR3

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft  
Approximate Garage Internal Area = 16.2 sq m / 175 sq ft  
Approximate Total Internal Area = 136.6 sq m / 1471 sq ft

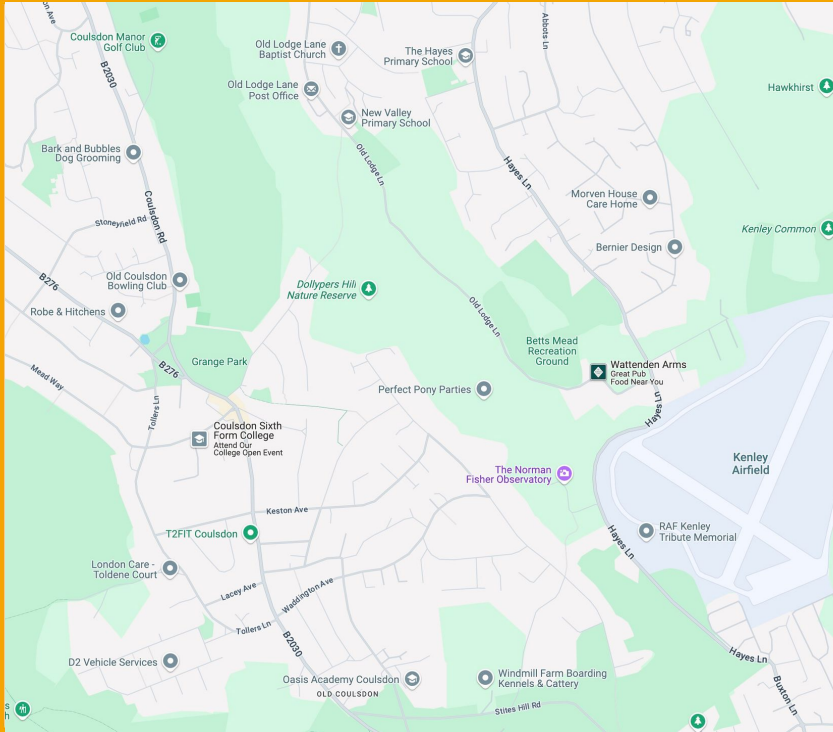


Upon entering, you are welcomed into a beautifully arranged front room, where a striking log burner creates a warm and inviting ambiance. This space seamlessly flows into a separate dining room space, ideal for entertaining, before leading directly onto the garden, providing the perfect indoor-outdoor connection. The well-appointed kitchen offers an abundance of unit space, complemented by a dedicated separate utility area, ensuring effortless functionality. A convenient downstairs toilet & integral access to the garage further enhances the practicality of the home. For those seeking additional living space, the conservatory provides a tranquil retreat with bespoke internal blinds, allowing for comfort throughout the seasons.

French doors open onto the garden, inviting in natural light and fresh air. Upstairs, the property features four well-proportioned bedrooms, one with en-suit & an additional dedicated study ideal setting for working from home. The beautifully redesigned bathroom is a true sanctuary, showcasing natural slate tiling, a luxurious walk-in shower, and a stunning freestanding bath. Externally, the home continues to impress. A substantial driveway provides ample parking for multiple vehicles, while the large garage offers exciting potential for extension, whether as an additional living space or a home gym. The rear garden is thoughtfully designed for low-maintenance upkeep, providing a serene backdrop for outdoor enjoyment. With its sophisticated charm, practical layout, and future potential, this family home is a rare opportunity to find.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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## PROPERTY NAME



## LOCATION

Situated close to the bustling Caterham town centre, residents will enjoy convenient access to various local amenities. The property is also near Caterham Railway Station, providing excellent transport links to central London. Additionally, the beautiful Surrey Hills Area of Outstanding Natural Beauty is just a short drive away.

Families will appreciate the proximity to several highly regarded local schools, including Caterham School and St. John's Primary School.

Council tax band E: £2,892.89 PA

## DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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