



**Guide Price**  
**£325,000**

**Leasehold**

2x  2x  1x 

**Coldstream Road,  
Caterham, Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Two double bedrooms with en-suite shower room to bedroom 1
- Allocated parking space as well as visitors' parking
- Juliet balcony to both bedroom 1 & living area
- Private loft space for storage
- Close to local shops & transport links

## Accommodation

### SECOND FLOOR

#### Entrance Hall

Lounge/Diner: 16'3 x 13'7 (4.96m x 4.14m)

#### Juliet Balcony

Kitchen: 10'4 x 7'3 (3.15m x 2.21m)

Bedroom 1: 16'4 x 10'4 (4.98m x 3.15m)

#### En-Suite Shower Room

#### Juliet Balcony 2

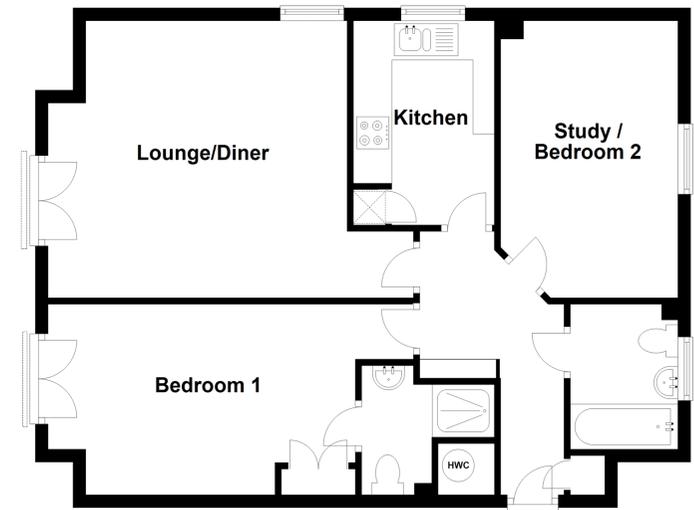
Study/Bedroom 2: 14'11 x 9'1 (4.55m x 2.77m)

#### Bathroom

### OUTSIDE

Allocated & Visitors' Parking  
Communal Grounds

**Second Floor**  
Approx. 70.7 sq. metres (761.2 sq. feet)



**Call Caterham - 01883 331000 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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