



Weston Drive | Caterham | CR3 5XY

Guide Price £300,000

**BOND & SHERWILL**  
EST. 1908

Weston Drive |  
Caterham | CR3 5XY  
Guide Price £300,000

Guide-Price: £300,000 - £325,000

Located within a popular part of Caterham on the Hill this first-floor apartment benefits from two-good-size bedrooms and allocated parking.

The impressive-sized interior features a lounge/diner approximately 22 ft in length, fitted kitchen, master bedroom with passage leading to a walk-in wardrobe and en-suite, second bedroom, bathroom, gas central heating and double-glazing.

Caterham is an ideal place to live for anyone who enjoys open green spaces with local areas of interest including Coulsdon Common, Kenley Common and Surrey National Golf Club.

Shopping is available at the Tesco Superstore and Caterham Town Centre which also features a wide array of amenities, restaurants and bars. Caterham Railway Station can also be used for travel into Central London while the M25 can be accessed at Junction 6.

Popular local schools include St. Francis Primary School, Audley Primary School, Hillcroft Primary School and de Stafford School while the area also features a range of nurseries and playgrounds.



### Hallway

The hallway includes phone entry system, radiator, cupboard housing hot water cylinder, loft hatch and smoke alarm.

### Master Bedroom

The master bedroom includes two double-glazed sash windows, two radiators and a passage leading to a walk-in wardrobe and en-suite.

### En-Suite

The en-suite is triple-aspect and includes three double-glazed sash windows, radiator, pedestal wash-hand basin, low-level W.C with dual-flush, tiled floor, partially-tiled walls, panel-enclosed bath with shower hose attachment, shower enclosure and extractor fan.



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### **Bedroom Two**

Bedroom two includes double-glazed sash window and radiator.

### **Shower Room**

The shower room includes pedestal wash-hand basin, radiator, partially-tiled walls, tiled floor, low-level W.C with dual-flush and shower enclosure with hose attachment

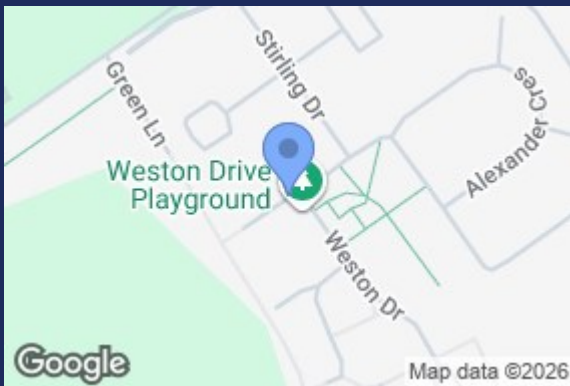
### **Lounge/Diner**

The lounge/diner is dual-aspect and includes two double-glazed sash windows, two radiators and dining area.

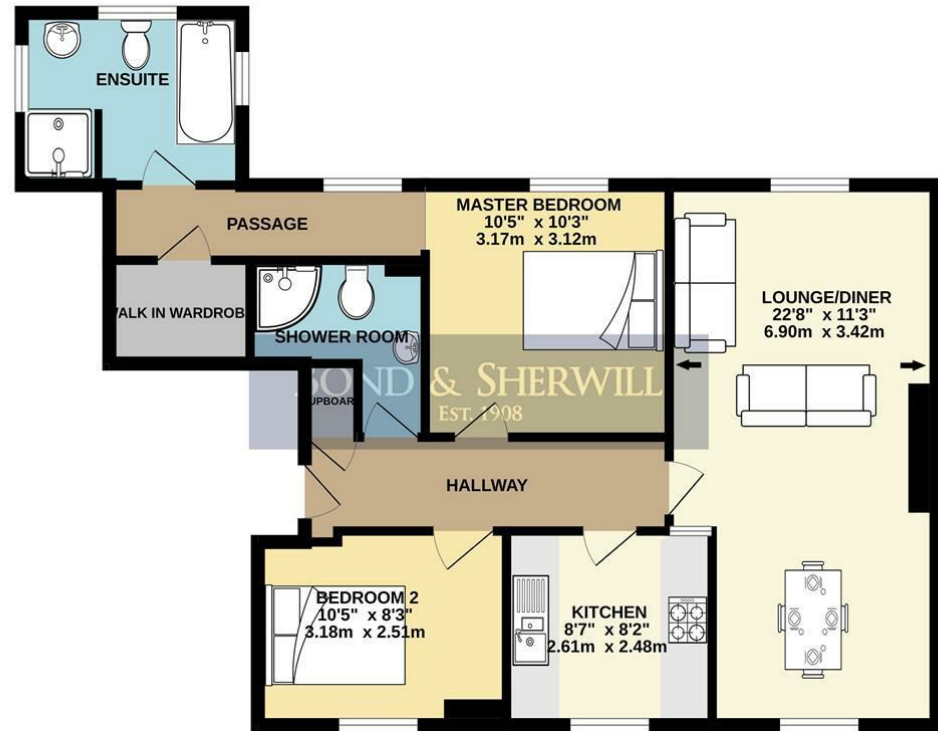
### **Kitchen**

The kitchen includes wall & base level units with work-surface area, one & a half bowl sink with drainer, space for washing machine, space for dishwasher, space for free-standing fridge-freezer, oven, four-ring gas hob with stainless-steel extractor hood, tiled floor, double-glazed sash window and cupboard housing combination boiler.





FIRST-FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

Bond & Sherwill  
134 Brighton Road  
Coulsdon  
Surrey  
CR5 2ND  
020 8660 0189  
sales@bondandsherwill.co.uk