

## 1 Bed Flat In Weston Drive Caterham, Caterham, CR3 5XY

£141,000







## **SHORT DESCRIPTION**

Property Ref: 14577 We are pleased to present an exceptional Flat located at Weston Drive, Caterham, CR3. This wonderful residence boasts 1 bedroom, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with convenience and Parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home... The property lies on the north side of Weston Drive, which forms part of a modern development to the northwest of Caterham known as The Village. Coulsdon lies approximately 2 miles to the northwest of the property and Purley lies approximately 3 miles to the north. This part of Caterham comprises a suburban environment, formed primarily of low-density, residential dwellings. Caterham, Coulsdon, and Purley provide a wide range of local and fair range of national shopping facilities. The nearest railway station is Caterham, which lies within one and three-quarter miles of the property....



**Bed Room(s)**



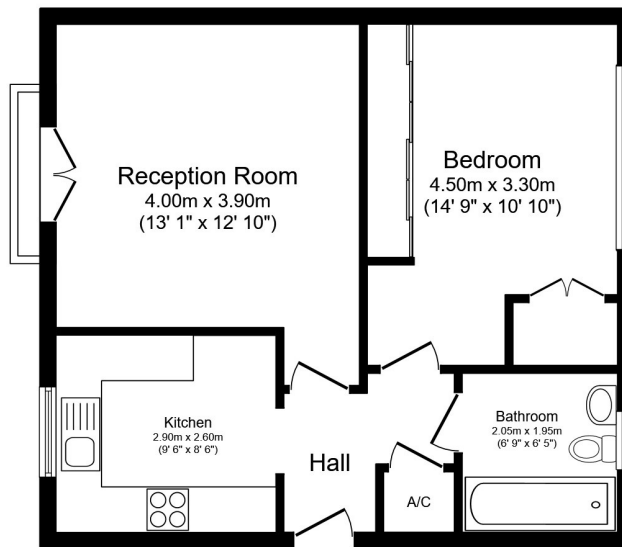
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 49.6 m<sup>2</sup> (534 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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