



**A SPACIOUS DOUBLE BEDROOM TOP FLOOR FLAT
IN VERY CONVENIENT LOCATION**

FLAT 3 56 WESTWAY CATERHAM SURREY CR3 5TP



PRICE £ 127,500 LEASEHOLD

Situated in a popular residential area conveniently placed along a parade of local shops and only a short walk from the Tesco store, buses etc. on the Coulsdon Road. The area offers a wide selection of schools and recreational facilities together with large areas of green belt land including Happy Valley and Farthing Downs. Caterham town, offering comprehensive facilities, station etc., and Caterham-on-the Hill are easily accessible as is the M23/25 motorways.

FLAT 3, 56 WESTWAY, CATERHAM

This **SECOND FLOOR FLAT** is offered for sale, in our opinion, in good decorative order throughout and features of the property include * **DOUBLE BEDROOM** * **SPACIOUS BATHROOM** * **OPEN PLAN LOUNGE/KITCHEN** * **ALLOCATED PARKING SPACE**. **The flat is being sold with the benefit of NO ONWARD CHAIN.**

THE ACCOMMODATION briefly comprises with following (all dimensions approximate) –

COMMUNAL ENTRANCE HALL: with stairs to own entrance (with stairs and landing).

BEDROOM: about 12'3 max x 10'3 with fitted wardrobe and storage cupboards with shelves and drawers, laminated wood flooring, inset spotlights, wall lights, telephone point, radiator.



BATHROOM (some restricted headroom): with inset tiled bath with mixer tap, shower and fitted shower screen, pedestal wash basin, low suite WC, part tiled walls, towel rail/radiator, laminated wood flooring, extractor fan, inset spotlights, cupboard with plumbing for washing machine.

HALLWAY: with cupboard housing Potterton Performa 24 gas combination boiler, inset spotlights. This space, in our opinion, is ideal for computer desk/office area.



OPEN PLAN LOUNGE/KITCHEN: about 15'10 x 12'8 widening to 17'5 max in the **KITCHEN AREA:** with range of fitted units including base units with cupboards and drawers, inset stainless steel sink unit with mixer tap, work surfaces, wall cupboards, inset Baumatic gas cooker with electric oven below and extractor above, integrated fridge and freezer, part tiled walls, laminated wood flooring, inset spotlights. **LOUNGE AREA:** with laminated wood flooring, inset spotlights, two radiators, TV aerial point.

OUTSIDE

ALLOCATED PARKING SPACE (at Francis Road)

LOCAL AUTHORITY: Tandridge Council - **Tax Band 'B'**

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