

# Cromwell Road, Caterham CR3

## Offers in the Region Of £399,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are delighted to present to the market this new build two bedroom semi-detached house in the heart of Caterham on the Hill. The property is situated 5 minutes' walk from the high street, where you will find many cafes, shops and pubs. A Tesco super store is also located roughly 10 minutes' walk away. There are plenty of accessible bus stops providing a short journey to both Coulsdon South and Caterham Train Station, both supplying direct access to London. This property has been recently built to a very tasteful finish, to provide a stylish and modern way of living. The downstairs of the property comprises a beautiful open plan kitchen with access into the spacious rear garden, which is made up of a patio and lawn area. The entrance hallway has a cloakroom/W.C, separate lounge room. The stairs lead up to two double bedrooms, and a new family bathroom. The property benefits from a private driveway with a car charging point. The property is offered to the market with no chain.

**New Build House**

**New Kitchen**

**New Bathroom**

**Off Street Parking**

**Garden**

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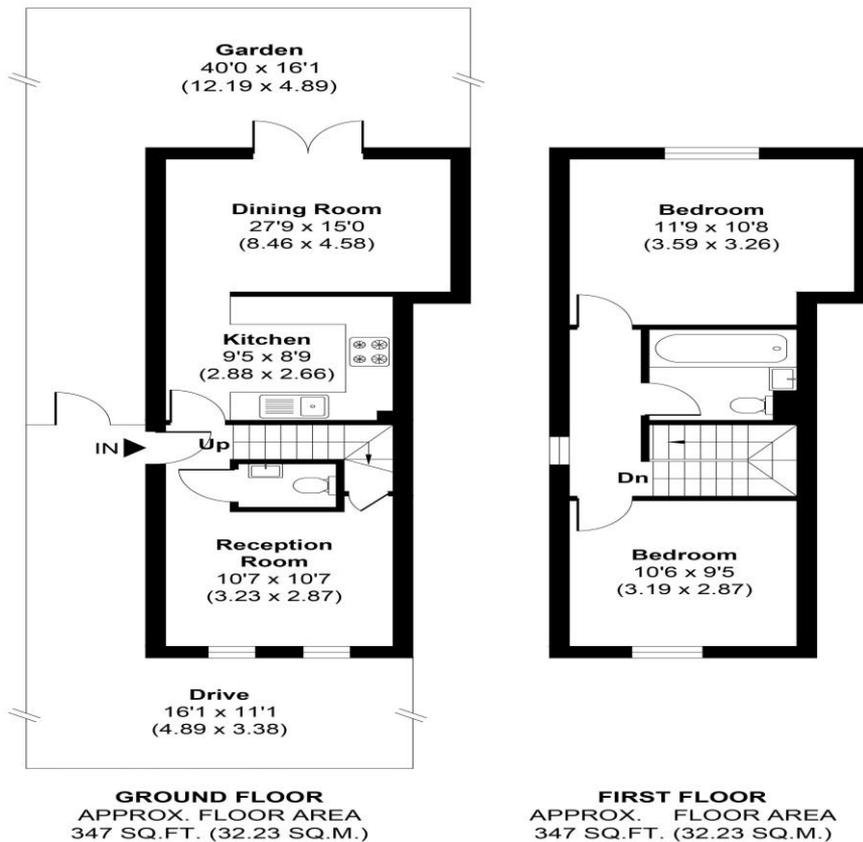
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### CROMWELL ROAD

APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT / 64.46 SQ METRES

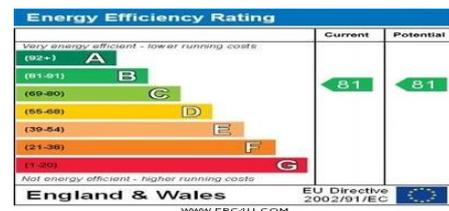


Tenure: Freehold

Council Tax: D

Local Authority:

EPC Rating: B



#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.